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# Barnes Kingsnorth



**The Shires, Paddock Wood, Kent, TN12 6YD**

**£319,950 Freehold**

Viewings strictly by appointment with the agent  
Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)



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### THE PROPERTY

Settle straight into this lovely contemporary home superbly located for station and local amenities, recently newly carpeted and newly decorated. Entrance porch leads into open plan living area with multiple spacious living areas, light and airy with ample room for comfy seating and to accommodate a dining table. A door takes you through to the well equipped, stylish fitted kitchen with comprehensive range of white units and grey marble effect worktops providing generous storage and working space to create those culinary delights! The electric oven and gas hob are included and there is space for other appliances. Easy-care flooring will certainly appeal in here and flows through the double doors into the light and well proportioned conservatory. Stairs rise from the living room to the first floor where you will find two well proportioned, double bedrooms, perfect for a family or guests and the family bathroom, fitted with crisp white suite and includes a shower over the bath. Stylish flooring adds practicality and convenience.

### OUTSIDE

There is an easily maintained area of garden to the front of the property and the rear garden is predominantly laid to lawn with a patio to sit and enjoy that all important outside space. The garden shed is included in the sale too! Allocated parking is provided in the communal parking area to the rear of the property. This delightful cottage style home represents a wonderful opportunity for a first time buyer to really put their own stamp on this home which is being offered For Sale with the benefit of NO CHAIN!

### THE LOCAL AREA

The property is conveniently situated within easy walking distance of the town centre and mainline station. Paddock Wood caters for every day needs with a good selection of shopping facilities and local amenities including Woodlands Health Centre, dentist and veterinary surgery. There are two recreation grounds complete with play areas for all ages and nearby is Putlands Sports & Leisure Centre with running track. There is a primary school and Mascalls Academy within the town and grammar schools and private schooling for all ages nearby in the larger towns of Tonbridge and Tunbridge Wells. There are regular bus services to surrounding area and a mainline station providing services to London Charing Cross and Cannon Street in under an hour and also to Ashford International and the coast.

### ROUTE TO VIEW

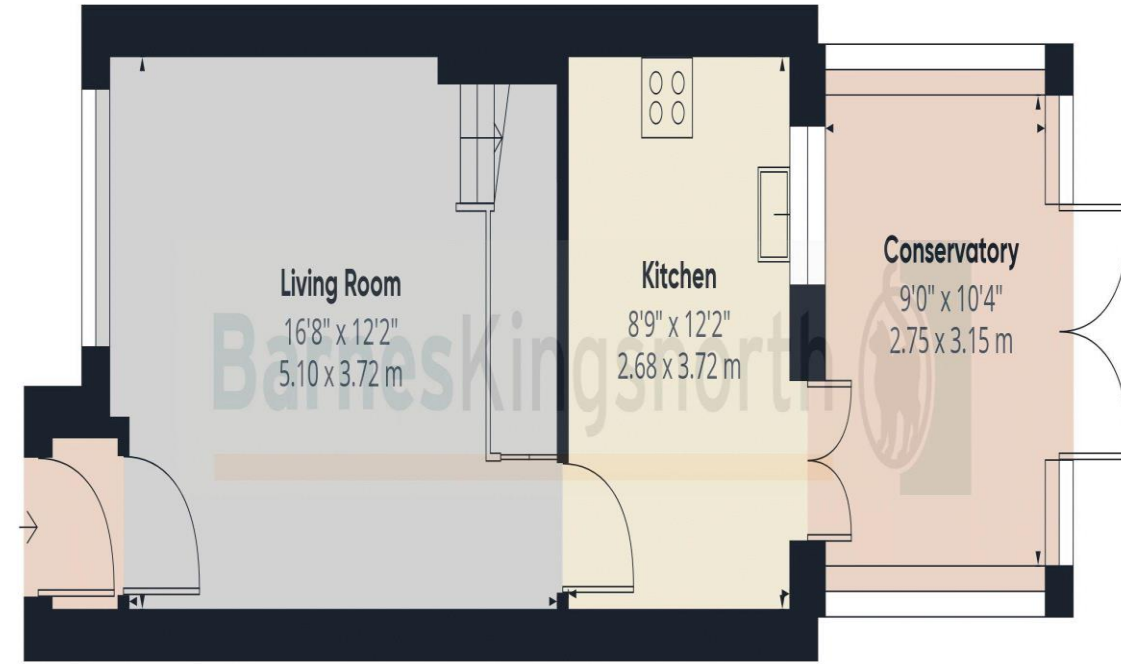
From Commercial Road in Paddock Wood take the right-hand turn at the bottom of the road and the property will be found on the left-hand side.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.*

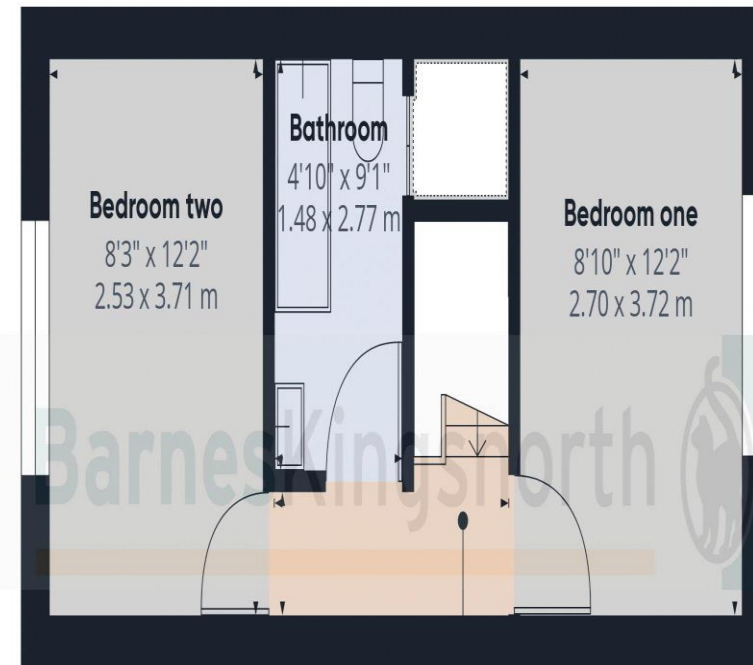
**Energy Efficiency Rating: D**

**Council Tax Band: D**

Ref: T1384/428091/V2



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
731.79 ft<sup>2</sup>  
67.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.