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Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk



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.



**Nettlestead Oast, Maidstone Road, Paddock Wood,
Tonbridge, Kent, TN12 6BX**

£394,950 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com



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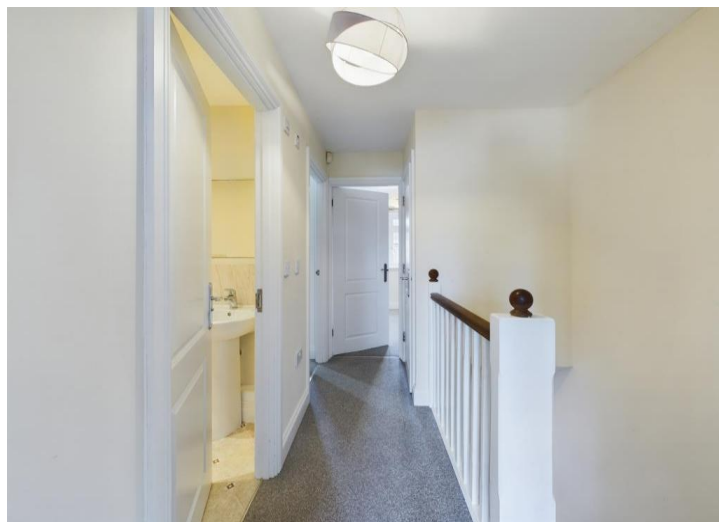
THE PROPERTY

Decorated in neutral tones throughout this modern semi-detached is move-in ready providing a superb opportunity for the new owner to style as they wish! Steps to the entrance door and into the welcoming and spacious entrance hall, light and bright and including a handy cloakroom, a must for busy families. The contemporary and well planned kitchen is to the front of the property and includes light oak style units and cupboards with grey worktops, ample space for storage and creating those culinary delights! The double oven with hob and extractor over is included in the sale. With high level storage cupboards to the dining area and easy-care flooring this multiple living area is perfect for families. The living room is light and well proportioned with a deep and useful storage cupboard to tuck all those necessary home appliances out of sight! Double glazed French doors with windows to each side open out onto the decking area and overlook the rear garden. Stairs lead to the first floor where you will find two double bedrooms and the third single bedroom plus a shower room fitted with white suite and separate shower cubicle and also the family bathroom once again fitted with crisp and practical white suite and including bath with shower over together with easy-care flooring which will certainly appeal to families.

OUTSIDE

There is off road parking to the front of the property plus one undercover parking space. The rear garden is predominantly laid to lawn with an area of mature shrubs and plants. A raised decking area with steps down to the lawn is perfect to sit and enjoy some fresh air and outside space. The handy garden shed is included in the sale too!

AGENTS NOTE: 1/16 Share of Freehold for communal areas. £20.00 per calendar month for upkeep of communal spaces.



THE LOCAL AREA

The property is located on the outskirts of Paddock Wood, conveniently placed for mainline station. Paddock Wood caters for everyday needs with a 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 and 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 the Hop Farm roundabout on the A228 take the left-hand exit (B2160) towards Paddock Wood. Then take the second left into Transfesa Road and immediately right into Nettlestead Oast, the property is located directly in front.

PLEASE NOTE: In accordance with 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: C

Council Tax Band: D

