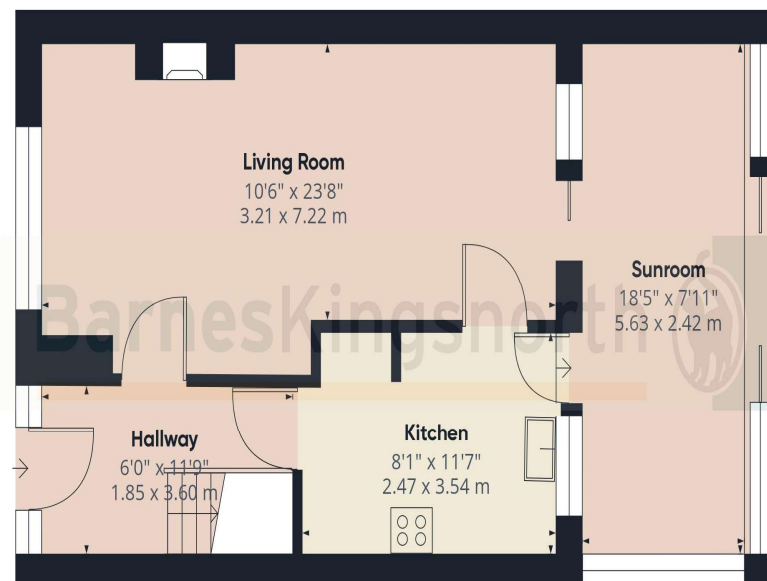


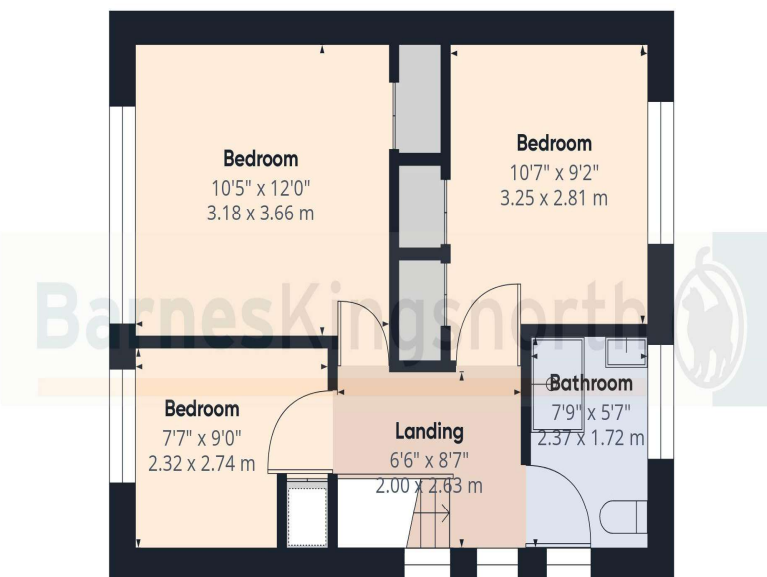
**Barnes Kingsnorth offices at:**

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# BarnesKingsnorth



Floor 1



Floor 2

BarnesKingsnorth

Approximate total area<sup>(1)</sup>  
993.07 ft<sup>2</sup>  
92.26 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Woodlands, Paddock Wood, Tonbridge, Kent, TN12 6AR**

**£395,000 Freehold**

**Viewings strictly by appointment with the agent**  
**Tel: 01892 822880**  
**[www.bkestateagents.com](http://www.bkestateagents.com)**

**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.





2



3



1

## THE PROPERTY

Situated on the very popular Woodlands cul-de-sac in Paddock Wood, with town amenities just short stroll away, this well loved family home has so much to offer, plus has the potential to extend (subject to planning) to really make this a stand out home. Welcomed into the front porch, with space for hanging coats and storing shoes, the internal hallway also has room for additional storage. The large through sitting / dining room is light and bright thanks to the double aspect windows front and rear. This great space offers flexible living depending on how you would like to layout the room. The feature fireplace is the focal point and is perfect for enjoying a fire on a cold winters evening! The kitchen, whilst in need of some updating, is clean and bright and is a good size, with generous storage thanks to the range of cupboards, and ample worktop for any budding chef. There is an integrated gas hob and oven, plus space for an undercounter fridge. There is a large conservatory across the back of the home. with additional storage and space for a washing machine and tumble dryer along one wall. Ideal as a second sitting room or a playroom, this lovely space enjoys views into the garden. To the first floor there are three good sized bedrooms. The two double bedrooms both enjoy large storage cupboards, whilst the third is a generous size single room. The family bathroom, with a crisp white suite comprising corner shower, sink and WC completes the picture upstairs.

## OUTSIDE

To the front of the property there is a driveway providing off road parking for 3 cars, whilst there is also a small area of lawn. The property benefits from a separate garage which is found down the side of the home. To the rear, there is a large garden, laid mostly to lawn with further planting in borders down the sides, and the patio is the perfect place for enjoying a family BBQ in the summer. There is also a greenhouse and large shed.



## 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 our office in Pembury High Street turn right at the Pembury traffic lights onto the A228. Follow the road down to the Badsell roundabout and turn right. At the T-junction turn left into Paddock Wood. Continue along Maidstone Road and take the sixth left hand turning in to Allington Road. Follow the road round and take the second turning on the left, where 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: C**

Ref: P971/52021060/V2/LE

