

\* Three Bderoom \* Family Bathroom and Shower Room \* Off Road Parking \* Conveniently Located \* Well Presented Throughout \* EPC Rating TBC / Council Tax Band C - £2,076.69 \*

Waghorn and Company are delighted to offer for rental this wonderful, well presented, three bedroom family home located in a popular residential road conveniently located for Paddock Wood Town Centre and mainline Station. The property has the added benefits of off road parking, downstairs shower room and family bathroom. An early viewing is highly recommended.

#### **Entrance**

Access is via a brick paved driveway leading to a double glazed front entrance door.

#### **Entrance Hall**

Stairs leading to first floor landing, wood flooring, understairs storage cupboard. Selection of useful pull out storage set with understairs storage area and radiator. Doors leading to lounge, kitchen breakfast room. and downstairs shower room.

**Lounge** 14' 4" x 11' 4" (4.37m x 3.45m)

Double glazed window to front, laid to carpet and radiator.

### Kitchen/Breakfast Room 11' 8" x 11' 8" (3.55m x 3.55m)

Double glazed window to rear, double glazed door leading to rear garden, single stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, four ring gas hob with extractor fan over and electric oven under, space and plumbing for dishwasher, space for free standing fridge freezer and radiator.

#### **Shower Room**

Double glazed frosted window to rear, tiled flooring, corner shower cubicle with power shower over, low level w/c, hand wash basin with vanity unit under, extractor fan and heated chrome towel rail.

## **First Floor Landing**

Doors leading to bedrooms and family bathroom. Access to loft space.

Bedroom 1 13' 7" x 9' 6" (4.14m x 2.89m)

Double glazed window to front, laid to carpet and radiator.

# **Family Bathroom**

Double glazed frosted window to rear, panelled bath with shower attachment over, low level w/c, hand wash basin, and chrome heated towel rail.













# **Bedroom 2** 11' 4" x 13' 0" (3.45m x 3.96m)

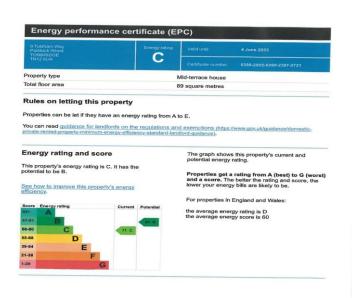
Double glazed window to rear, built in storage cupboard housing hot water cylinder and radiator.

**Bedroom 3** 7' 5" x 7' 8" (2.26m x 2.34m) Double glazed window to front, laid to carpet and

### Rear Garden

radiator.

Adjacent to the property is a patio area with the remainder of the of the garden being mainly laid to lawn, with flowered borders housing and array of established shrubs and plants.



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