Lambert & Foster

EST 1900



KINGSMEAD PARK

CHURCH ROAD | PADDOCK WOOD | KENT | TN12 6HE

Situated on a private no-through road and backing directly onto St Andrew's Park in Paddock Wood, this impressive five-bedroom, three-bathroom detached home offers spacious and versatile accommodation, making it an ideal choice for modern family living. The property comprises of a kitchen with adjoining utility room, lounge with patio doors to the garden, dining/family room and downstairs cloakroom. Outside, there is a paved driveway with parking for several vehicles, garage and low-maintenance rear garden. The property also benefits from a log burner, solar panels and an EPC rating of B, making it eligible for a Green Mortgage, subject to lender criteria. Available within walking distance are a range of local shops, cafés, pubs and everyday amenities, as well as schools, community facilities and a mainline station providing regular services to London. The surrounding area also offers easy access to the Kent countryside, with Tunbridge Wells, Maidstone and Tonbridge all within reach.

Guide Price £700,000 - £725,000

FREEHOLD









3 KINGSMEAD PARK

CHURCH ROAD, PADDOCK WOOD, TONBRIDGE, KENT, TN12 6HE

- Situated on a private no-through road five-bedroom, three-bathroom detached home in a idyllic setting
- Log burner, solar panels providing electric utility costings approx. £30pcm as well as EPC rating B
- Low maintenance rear garden
- Garage with paved driveway with parking for multiple vehicles
- Local shops, schools, cafés and pubs nearby
- Mainline station with links to London and within reach of Kent countryside

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///attending.strictest.expecting

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good Outdoor, Variable In-Home
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band G **EPC:** B (81)

COVENANTS: None

FLOOD & EROSION RISK: **Property flood history:** None
Rivers and the sea: Very Low **Surface Water:** Very Low
Reservoirs: Unlikely **Groundwater:** Unlikely
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under tiled roof







PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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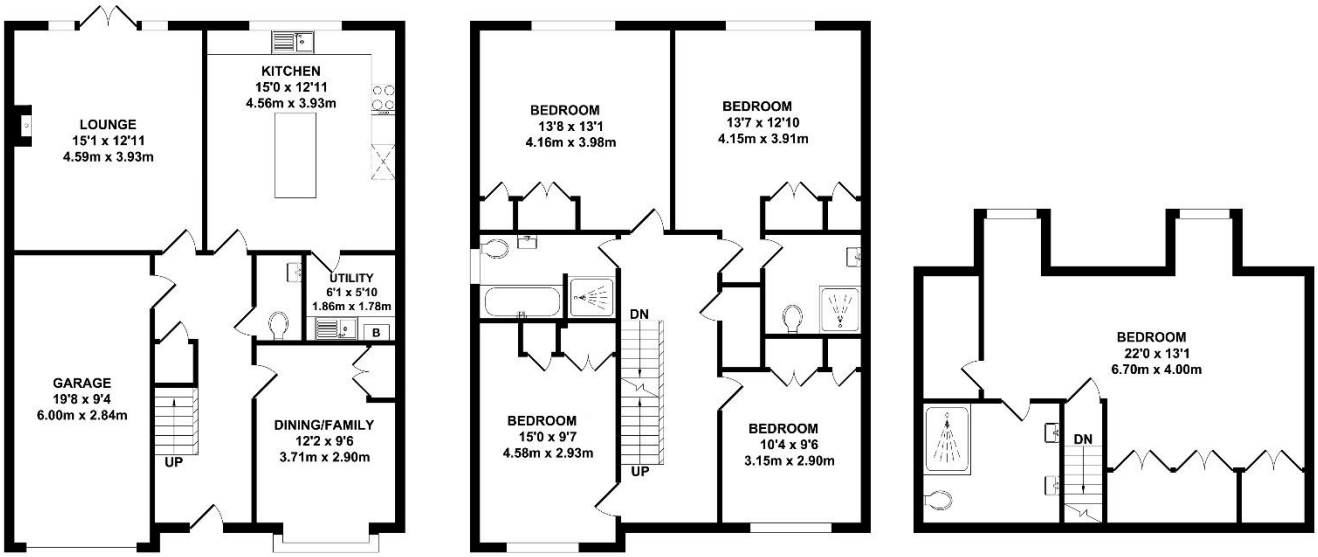
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FLOORPLANS

www.lambertandfoster.co.uk

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR
APPROX. FLOOR AREA
901 SQ.FT.
(83.70 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
895 SQ.FT.
(83.10 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
475 SQ.FT.
(44.10 SQ.M.)

TOTAL APPROX. FLOOR AREA 2270 SQ.FT. (210.90 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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