



Lambert & Foster



SISKIN GARDENS

PADDOCK WOOD | KENT | TN12 6XP

An opportunity to purchase a generously proportioned, four-bedroom detached home in a desirable location within the popular town of Paddock Wood. Offering comfortable and versatile family living, the property comprises of a kitchen, separate dining room, study, downstairs W/C and a spacious sitting room, with access leading into the lean-to conservatory. Upstairs, the property offers four well-proportioned bedrooms, a family bathroom and the master bedroom benefiting from its own en-suite. Outside, the property provides driveway parking, attached double garage, and a well-maintained rear garden. Paddock Wood offers a range of local shops, cafés, restaurants, schools and amenities, with a mainline station offering links to London in under an hour.

Guide Price £575,000

FREEHOLD





14 SISKIN GARDENS PADDOCK WOOD, KENT, TN12 6XP

- Four-bedroom detached family home
- Versatile living space
- Driveway parking and attached double garage
- Well-maintained rear garden
- Popular village location
- Walking distance to Paddock Wood mainline station with links to London

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

WHAT3WORDS: ///lamp.inversely.discussed

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 F **EPC:** C (71)

COVENANTS: None known

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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In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

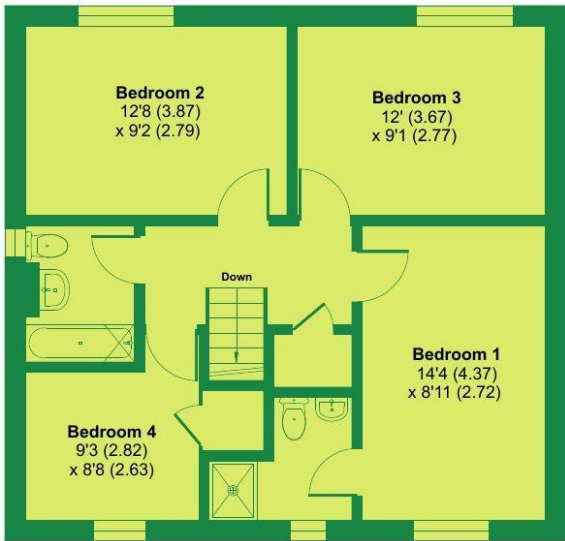
MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers. AML search fees will apply.

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

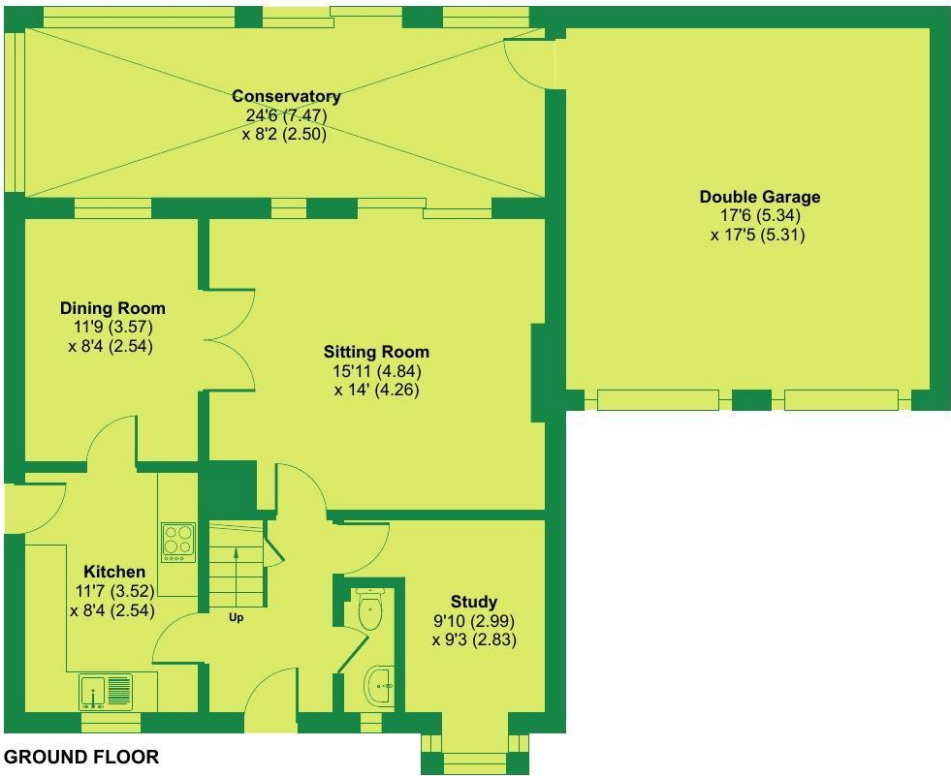
Siskin Gardens, Paddock Wood, Tonbridge, TN12

Approximate Area = 1422 sq ft / 132.1 sq m
Garage = 305 sq ft / 28.3 sq m
Total = 1727 sq ft / 160.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1525614