



## Eastwell Close

Paddock Wood TN12 6UH

Guide Price £450,000



COUNTRY HOMES

## Paddock Wood TN12 6UH

\*\*\* NO ONWARD CHAIN\*\*\*

Nestled in the charming area of Eastwell Close, Paddock Wood, this delightful detached house offers a perfect blend of comfort and space, ideal for family living. With four well-proportioned bedrooms, this property provides ample room for relaxation and privacy.

The large reception room serves as a central hub for family gatherings and entertaining guests, creating a warm and welcoming atmosphere.

One of the standout features of this property is the generous parking available and garage, which is a rare advantage in residential areas. This ensures that both residents and visitors can enjoy hassle-free parking.

Situated in the desirable location of Paddock Wood, residents will benefit from a friendly community and easy access to local amenities, including shops, schools, and parks. The area is well-connected with excellent transport links and a mainline train station. Making it an excellent choice for those commuting to nearby towns or cities.

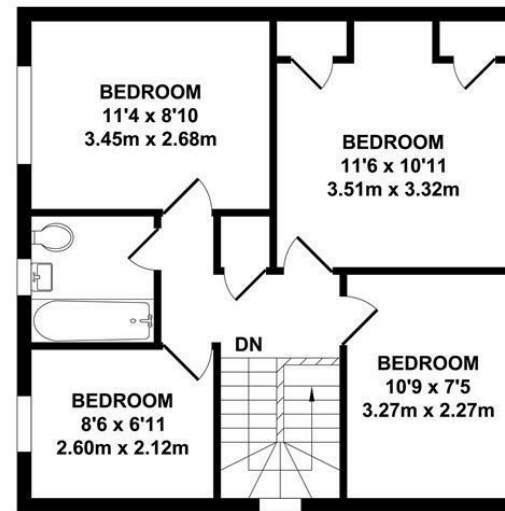
In summary, this older detached house on Eastwell Close presents a wonderful opportunity for families seeking a spacious home in a convenient location that they can put their own stamp on. With its four bedrooms, large reception room, and ample parking, it is sure to appeal to a variety of buyers looking for their next property.

- Detached property
- 4 bedrooms
- Downstairs cloakroom
- Off road parking
- Garage
- Plenty of potential
- Close to local amenities
- \*\*\* CHAIN FREE \*\*\*

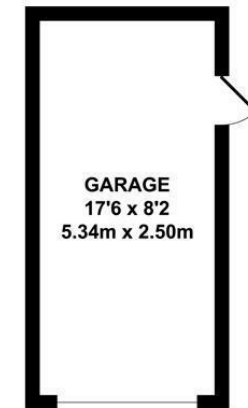




GROUND FLOOR  
APPROX. FLOOR AREA  
589 SQ.FT.  
(54.70 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
499 SQ.FT.  
(46.38 SQ.M.)



GARAGE  
APPROX. FLOOR AREA  
144 SQ.FT.  
(13.35 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.43 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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| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (22 plus) <b>A</b>                          |  |                         |                                                                                       |
| (13-21) <b>B</b>                            |  |                         |                                                                                       |
| (9-18) <b>C</b>                             |  |                         |                                                                                       |
| (5-16) <b>D</b>                             |  |                         |                                                                                       |
| (3-5) <b>E</b>                              |  |                         |                                                                                       |
| (2-3) <b>F</b>                              |  |                         |                                                                                       |
| (1-2) <b>G</b>                              |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

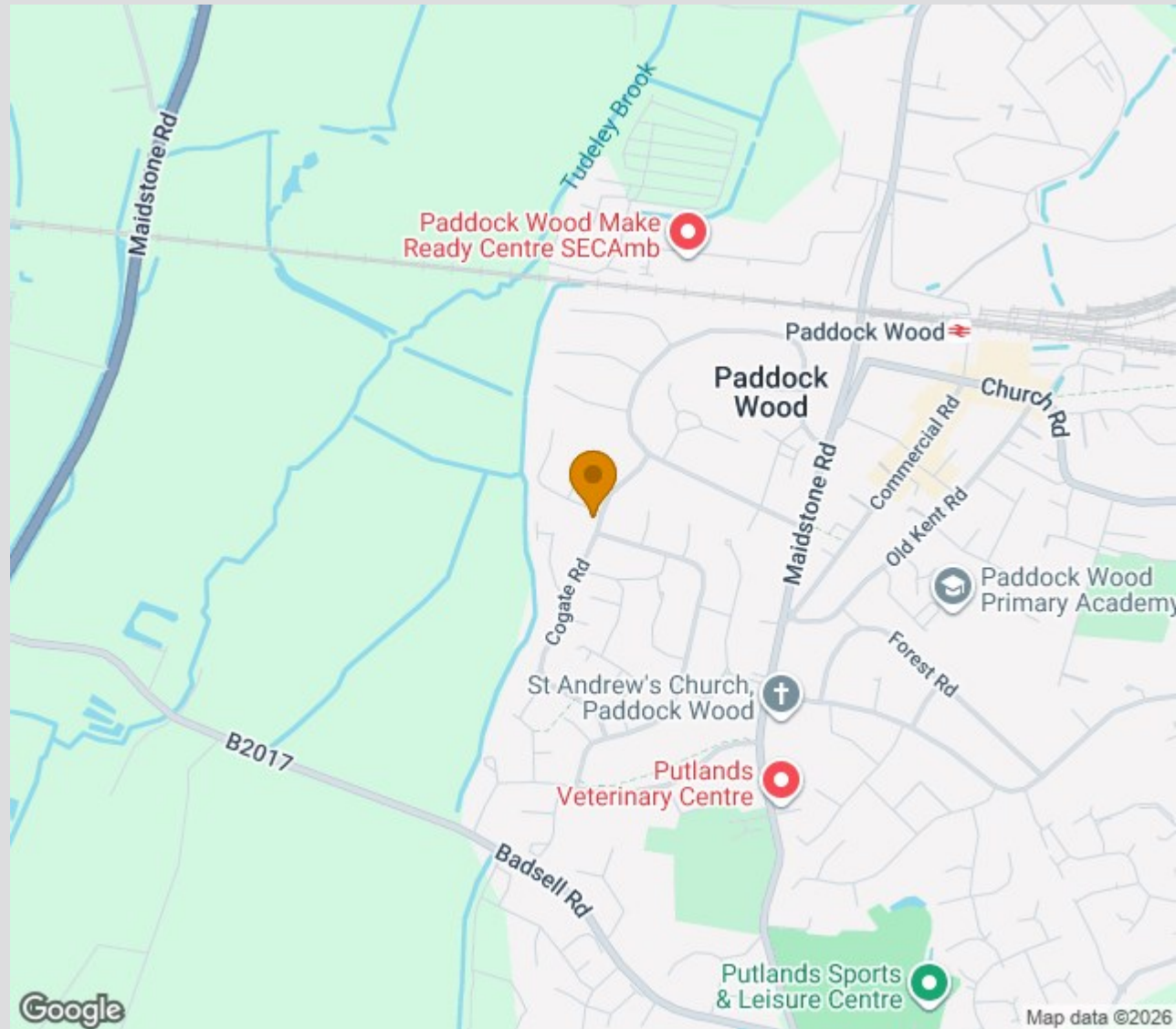




## Location Map

Tenure: Freehold

Council tax band: E



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