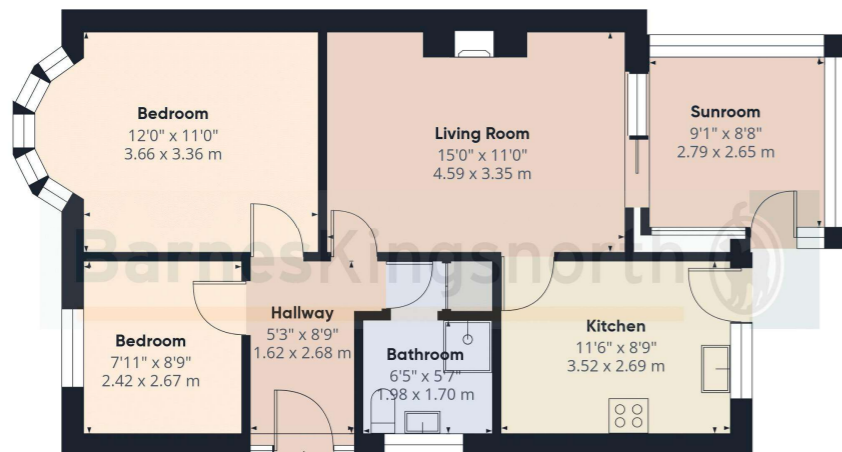
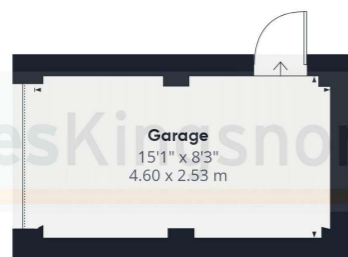


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

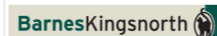
BarnesKingsnorth



Floor 0 Building 1



Floor 0 Building 2



Approximate total area^m
 795 ft²
 74 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Warrington Road, Paddock Wood, Tonbridge, Kent, TN12 6HN

£395,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01732 771616
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



2



1

THE PROPERTY

A charming Bungalow with Potential in a Prime Village Location. Ideally suited to those looking to downsize while retaining easy access to a bustling High Street, this delightful two-bedroom bungalow offers excellent potential to extend and modernise, subject to the necessary planning consents. You are welcomed into a spacious internal hallway, providing space for storage to neatly tuck away everyday items. The principal bedroom is generously sized and filled with natural light from a large bay window overlooking the front garden. A second single bedroom offers flexibility as a guest room or study. The well-appointed sitting room features a charming fireplace and flows seamlessly into the rear conservatory—an inviting space to relax while enjoying views over the garden. This open layout provides versatility, allowing you to position a dining area to suit your lifestyle. The bright kitchen also overlooks the rear garden and provides direct access outside. It is fitted with a range of white units and light grey worktops, along with freestanding appliances including a gas oven, washing machine, tumble dryer, and fridge freezer. Completing the accommodation is the family bathroom, fitted with a clean white suite including a shower, wash basin, and WC. A cupboard houses the hot water tank and doubles as a practical airing cupboard.

OUTSIDE

To the front, the property benefits from a generous wraparound garden on two sides, mainly laid to lawn with mature hedging providing a good degree of privacy. There is off-road parking for two vehicles, as well as a detached garage offering additional storage. The rear garden is a peaceful and secluded space, featuring a patio area ideal for outdoor seating and enjoying sunny days, alongside a small lawn and a variety of established planting.



THE LOCAL AREA

The property is conveniently situated within walking distance of the town centre and mainline station. Paddock Wood caters for every day needs with a good selection of shopping facilities located around Commercial Road, including: Waitrose supermarket, Bardsleys Department Store, Post Office, chemist, bank, hairdressers and beauticians, butchers, bakers, hardware store, eateries to name a few. Town amenities include Woodlands Health Centre, dentist, and veterinary surgery. There are two recreation grounds complete with play areas for all ages, outdoor gym equipment, tennis courts, bowling, football and cricket pitches and Putlands Sports And Leisure Centre with running track. There is a primary school and Mascalls Academy within the town, with grammar schools and private schooling for all ages nearby in the larger towns of Tonbridge and Tunbridge Wells. There are regular buses to the surrounding areas and the mainline station provides services to London Charing Cross and Canon 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 first right in to Warrington Road. Follow the road round and the property will be found on the left hand side as denoted by our for sale sign. NO ONWARD CHAIN!!!

In accordance with 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.

Energy Efficiency Rating: D

Council Tax Band: D

Ref: P1043/62024061/V1/LE

