



# Alliance Way

Paddock Wood TN12 6TY

Guide Price £599,950



COUNTRY HOMES

## Paddock Wood TN12 6TY

A beautifully presented semi detached home that offers the perfect blend of space, style and comfort.

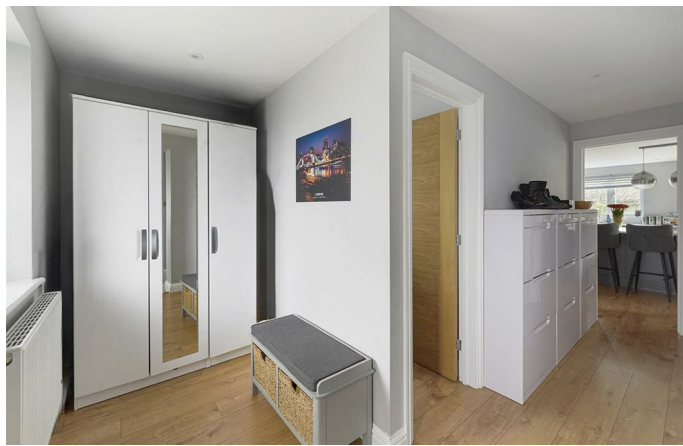
As you enter the spacious hallway, it becomes clear that space and design is one thing this home is not short of. Not only does the home offer a large and welcoming sitting room, but the wow factor is a stunning open plan kitchen/diner. Whether you prefer a cosy evening in or hosting lively gatherings, these versatile areas can easily adapt to your lifestyle.

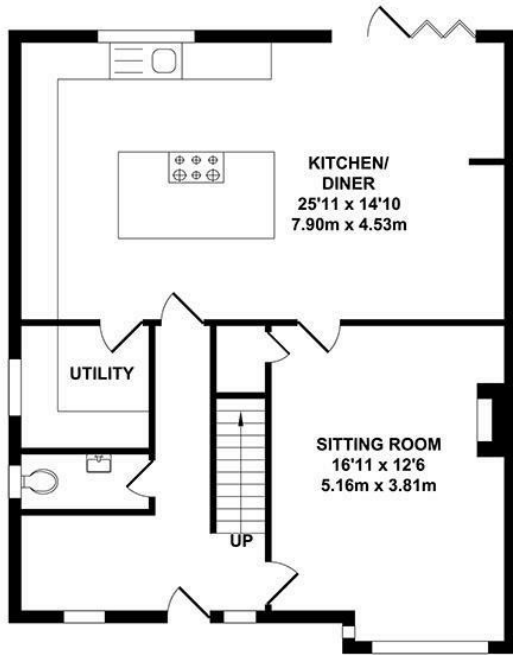
The four well-proportioned bedrooms offer plenty of room for family members or guests, ensuring everyone has their own private space. With a main family bathroom and ensuite shower room, morning routines will be a breeze, allowing for a smooth start to your day. The thoughtful layout of the property enhances its functionality, making it an ideal choice for busy households.

Parking is a significant advantage, with space available for two vehicles, ensuring that you and your guests can come and go with ease. You also have the added bonus of a detached garage for extra storage.

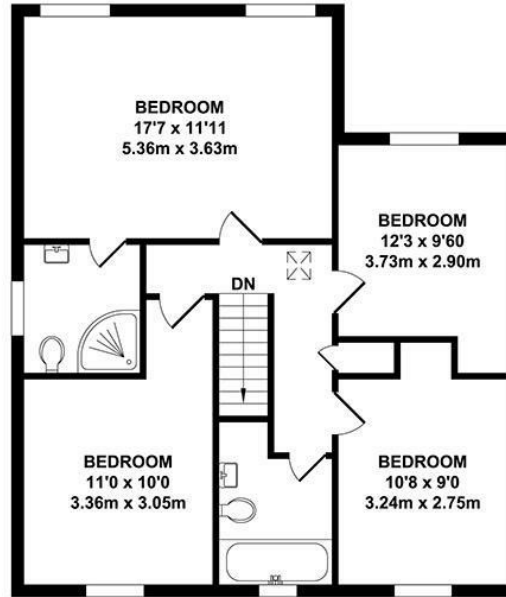
Situated in a quiet cul de sac location, you also have the added advantage of off road parking and a garage. Within walking distance, you have a mainline station and an abundance of local amenities. Paddock Wood offers a wide range of shops including local butchers, cafes, restaurants and a supermarket just to name a few.

- Extended Semi-Detached House
- Beautifully Presented Throughout
- Large Open-Plan Kitchen/Dining Room
- Sitting Room
- Downstairs Cloakroom
- Four Bedrooms
- Master Bedroom with En-Suite Shower Room
- Family Bathroom
- Good Size Rear Garden
- Off Road Parking & Garage

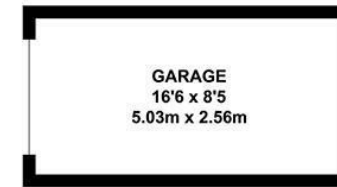




GROUND FLOOR  
APPROX. FLOOR AREA  
803 SQ.FT.  
(74.61 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
725 SQ.FT.  
(67.38 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
139 SQ.FT.  
(12.88 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1667 SQ.FT. (154.87 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	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		81	84
England & Wales		EU Directive 2002/91/EC	

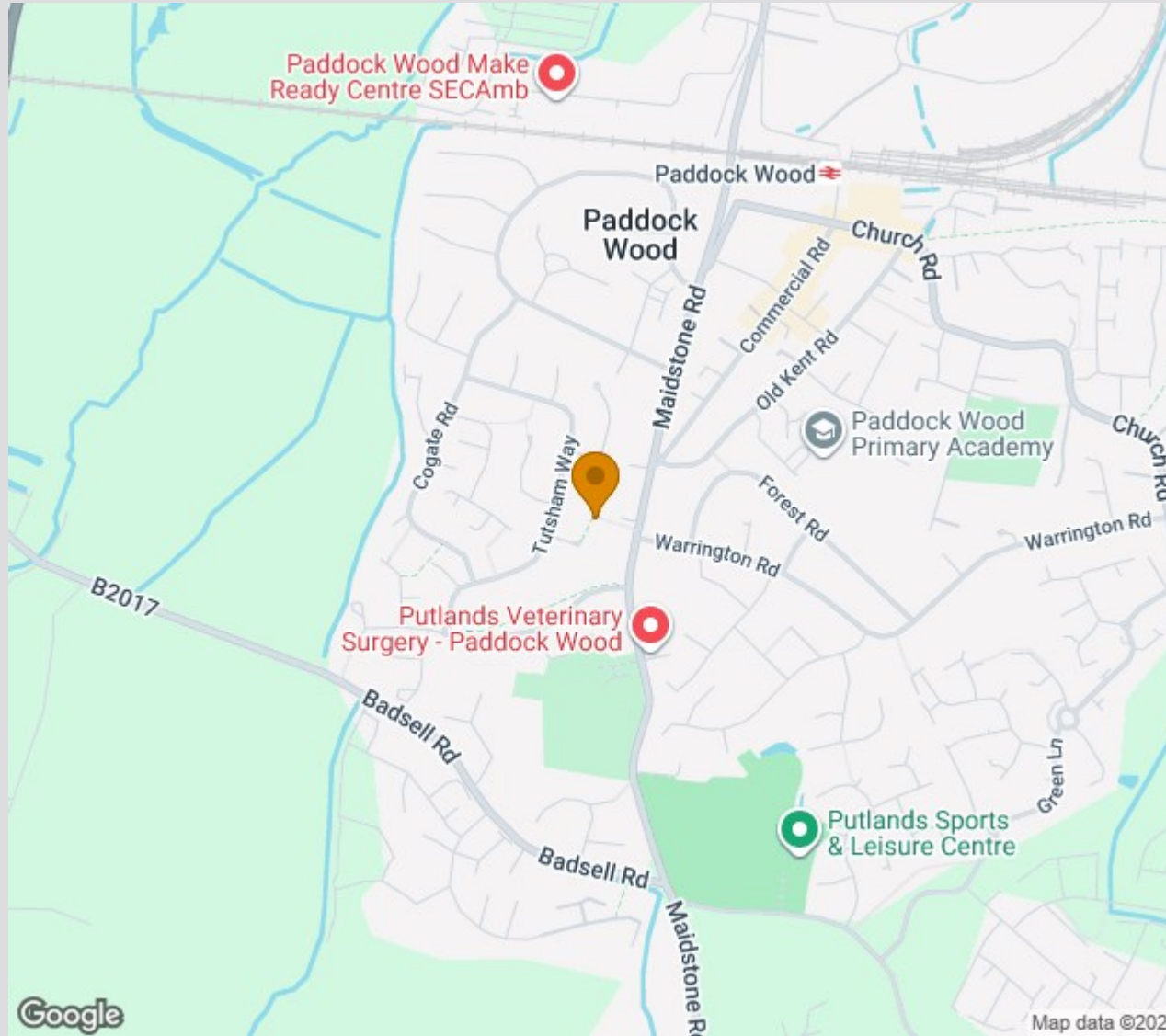




# Location Map

Tenure: Freehold

Council tax band: D



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