



Lambert & Foster



CLOVER WAY

PADDOCK WOOD | TONBRIDGE | KENT | TN12 6BQ

*Offered to the market with **No Onward Chain**, this well-presented three-bedroom, two-bathroom detached family home is in good condition throughout and has recently been redecorated, with new flooring laid throughout. The accommodation comprises a kitchen, sitting/dining room and downstairs cloakroom. Externally, the property benefits from a landscaped rear garden, garage and off-street parking to the front. The property is situated in a popular area of Paddock Wood, which offers a good range of everyday amenities, including a supermarket, health centre, library, primary and secondary schools, sports centre and mainline railway station, providing services to London.*

Guide Price £450,000 - £475,000

FREEHOLD





10 CLOVER WAY

PADDOCK WOOD, TONBRIDGE, KENT, TN12 6BQ

- Offered with NO ONWARD CHAIN
- Three-bedroom, two-bathroom detached family home
- Garage and driveway for several vehicles
- Landscaped garden
- Redecorated and new flooring throughout
- Easy access to Paddock Wood mainline station that offers links into London

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///seating.exhale.irrigated

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

(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 E **EPC:** C (73)

COVENANTS: None

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very Low **Surface Water:** Speak to Agent

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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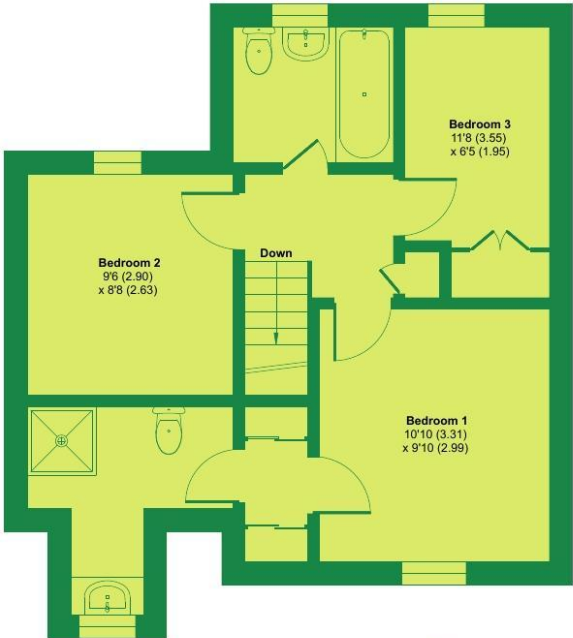
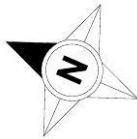
MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential 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.

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

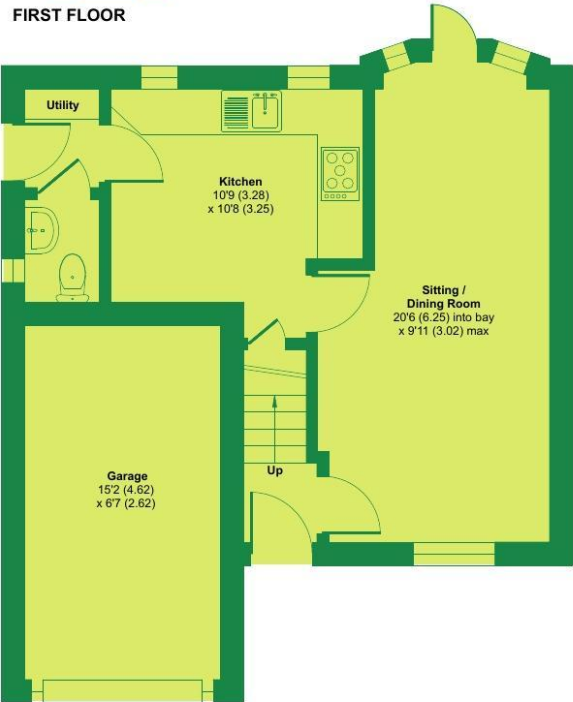
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Approximate Area = 798 sq ft / 74.1 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 925 sq ft / 85.8 sq m

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: 1509295