



Connells

Five Furlongs Country Park Queen Street
Paddock Wood Tonbridge

Five Furlongs Country Park Queen Street Paddock Wood Tonbridge TN12 6NX

for sale offers in excess of
£180,000



Property Description

This charming two-bedroom park home is nestled in the heart of Five Furlongs Country Park, offering an ideal location for anyone looking to downsize while enjoying a wealth of nearby amenities.

Inside, you'll find a bright and airy atmosphere thanks to a blend of vaulted and flat ceilings, complemented by large windows that flood the space with natural light.

The property includes a cozy lounge, dining room, kitchen, office, utility room, study, two bedrooms (with the master featuring an en-suite), and a family bathroom with stunning clawfoot bath.

Outside, benefits from a charming well established rear garden that wraps around to the front of the property. To the front a driveway with parking for two cars.

Paddock Wood, a quaint town established around the railway in 1842, has deep roots in the hop and fruit-growing industries. The railway provided vital links to London and the coast, and today, Paddock Wood remains a key player in the UK's hop-growing and fruit distribution industries.

The town boasts a variety of independent shops, including the historic, family-run Barsleys department store (over 120 years old), a Waitrose supermarket, a doctor's surgery, and both primary and secondary schools.

Ground Floor

Entrance Hall

Lounge

19' 4" x 12' 6" (5.89m x 3.81m)

Kitchen

10' 10" x 9' 6" (3.30m x 2.90m)

Dining Room

9' 7" x 7' 2" (2.92m x 2.18m)

Utility Room

5' 3" x 7' (1.60m x 2.13m)

Bedroom One

13' 11" x 9' 5" (4.24m x 2.87m)

En-Suite

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m)

Home Office/Cot Room

5' 8" x 5' 6" (1.73m x 1.68m)

Family Bathroom

Outside

Front Garden

Rear Garden

Driveway

Location

This wonderful home is in a semi-rural position on the outskirts of Paddock Wood. Paddock Wood has a plethora of shops and secondary and primary schooling. The mainline train station provides excellent transport links with direct trains to London Bridge and Charing Cross. The nearby towns of Tonbridge and Tunbridge Wells provide further recreational facilities and a variety of grammar and private schools.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Additional Information

Ground rent, WiFi and water monthly fees have to be paid to Monte Carlo.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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 TUNBRIDGE WELLS TN1 1BS

EPC Rating: Exempt
 Council Tax Band: B

Tenure:

view this property online connells.co.uk/Property/TWL406978

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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