Lambert & Foster

EST 1900

WARRINGTON ROAD

PADDOCK WOOD | TONBRIDGE | KENT | TN12 6HL

A well-presented three-bedroom semi-detached bungalow with a dormer loft conversion, offering versatile and spacious accommodation. The property features a lounge, dining room, study/bedroom, downstairs shower/utility room and an extended kitchen with skylight. Upstairs are two double bedrooms, landing space with access into the eaves and family bathroom. Outside the property benefits from a block-paved driveway with parking for multiple vehicles, EV charging point and to the rear a large well-maintained garden with a raised pond. Ideally located in Paddock Wood, the property is close to local shops, cafés, schools, leisure facilities and the mainline station with links to London in under an hour.

Guide Price £475,000 - £500,000

FREEHOLD

8 WARRINGTON ROAD
PADDOCK WOOD, TONBRIDGE, KENT, TN12 6HL

- Semi-detached bungalow with loft conversion
- Three bedrooms and versatile living space
- Block paved driveway for multiple vehicles and EV charging point
- Detached garage
- Large well-maintained rear garden
- Within walking distance of Paddock Woods local amenities and mainline station

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///sprinkle.bowls.snuggled

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 D **EPC:** C (70)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None
(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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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

8 Warrington Road, Paddock Wood, Tonbridge, TN12 6HL

Approximate Area = 1026 sq ft / 95.3 sq m (excludes garage)
Limited Use Area(s) = 33 sq ft / 3 sq m
Total = 1059 sq ft / 98.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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