



Allington Road

Paddock Wood TN12 6AN

Guide Price £469,950



COUNTRY HOMES

Paddock Wood TN12 6AN

Situated on the ever popular Allington Road is this beautifully presented 3 bed semi-detached home. Thoughtfully extended and offering the the perfect blend of contemporary living and comfort this home is ideal for families or those seeking extra space.

The downstairs space flows seamlessly between the sitting room, dining room and conservatory, providing ample space for relaxation and entertaining. The contemporary design throughout the property ensures a modern feel, while still maintaining a warm and welcoming atmosphere. The layout is both practical and stylish, making it easy to envision your life here.

The generous size garden is a standout feature, offering a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months. It presents a wonderful opportunity for alfresco dining or hosting summer gatherings with friends and family.

Upstairs there are three well-proportioned bedrooms and a contemporary shower room.

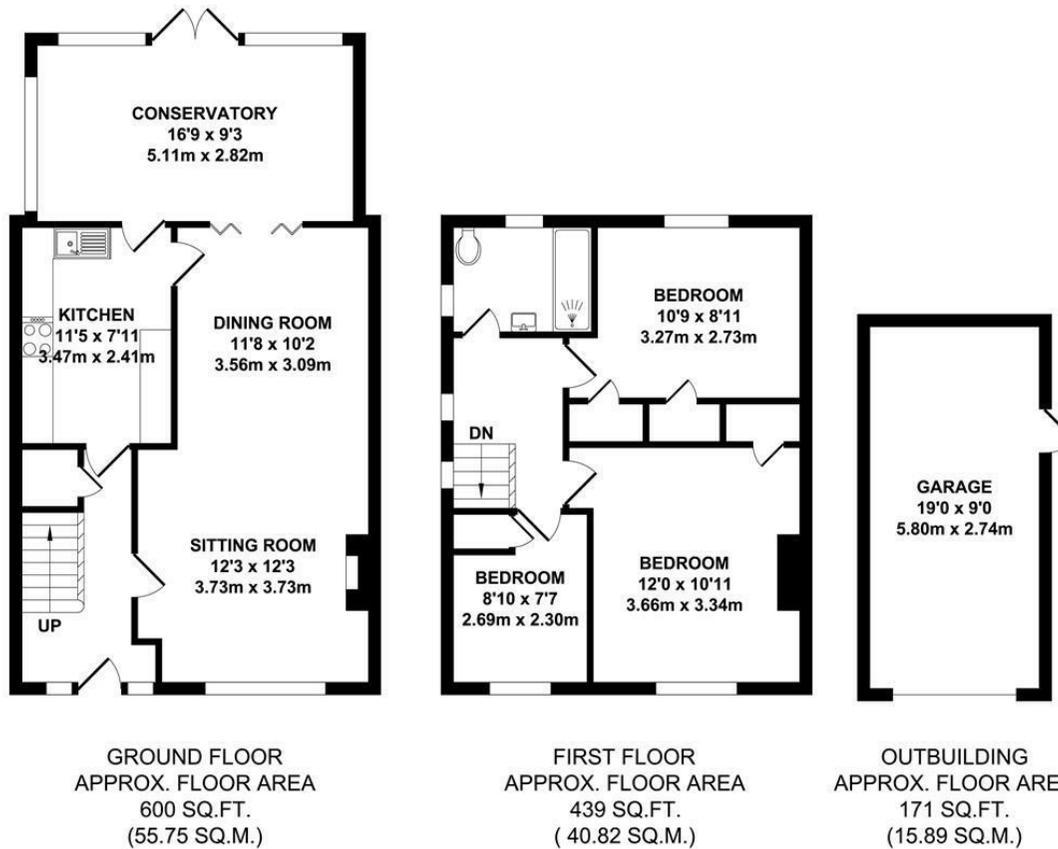
Additionally, the property boasts a large driveway, as well as a garage, providing convenient off-road parking for multiple vehicles, a rare find in many homes today.

This semi-detached house on Allington Road is a must-see for anyone looking to settle in a delightful area within easy reach of local amenities and great transport links.

Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Jempson store with Post Office. Further stores include a bakers, opticians, dry cleaners plus a variety of coffee shops and a Department store. For those that require transport links into the Capital, there is a mainline station to London Charing Cross, Waterloo East & London Bridge. Paddock Wood also offers both Primary and Secondary schools. The larger towns of Tonbridge and Tunbridge Wells offer further shopping and leisure facilities.

- Three bed semi-detached family home
- Immaculately presented
- Sitting room
- Dining room
- Conservatory
- Generous size garden
- Garage plus driveway
- Popular residential location
- Paddock Wood Mainline Train Station close by
- Early viewing highly encouraged





TOTAL APPROX. FLOOR AREA 1211 SQ.FT. (112.46 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 | | |
| | | 75 | 82 |
| England & Wales | | EU Directive 2002/91/EC | |





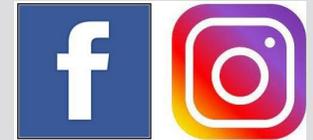
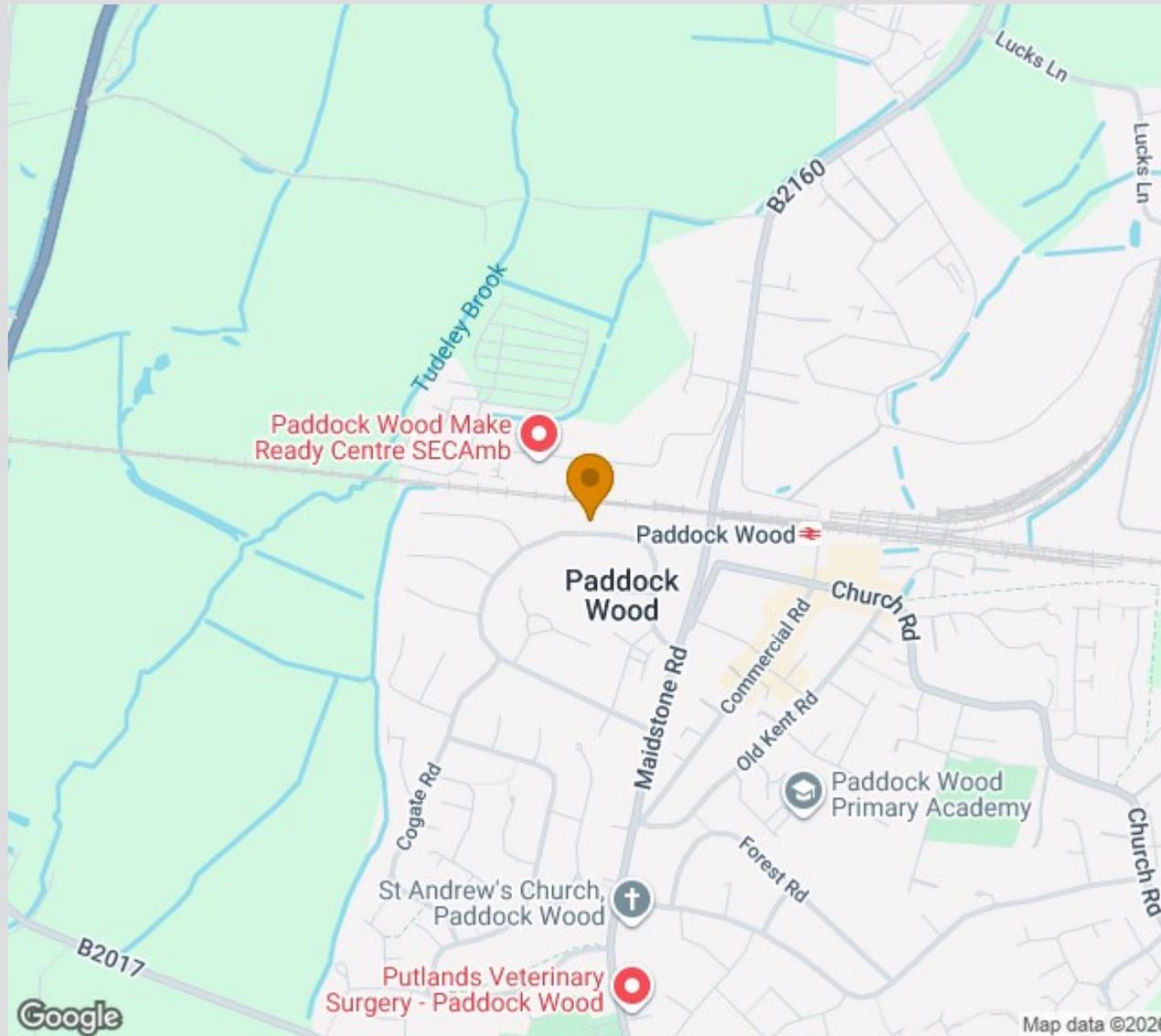
Location Map

Tenure: Freehold

Council tax band: D

AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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