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3 Cheeseman Drive

Paddock Wood, Kent, TN12 6GA

£400,000

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A beautifully presented three double bedroom, two bathroom, end of terraced townhouse facing onto one of the allocated green spaces within the sought after Charles Church Mascalls Grange development built in Paddock Wood in 2022. Set over three floors, this light and spacious townhouse comprises:

GROUND FLOOR

- * Entrance Porch
- * (14'3" x 12'8") Lounge with understairs storage cupboard
- * Large downstairs W.C.
- * (12'6" x 8'3") Kitchen Dining Room with rear garden access

FIRST FLOOR

- * (12'8" x 11'3") Bedroom Two
- * (12'8" x 9'3") Bedroom Three
- * Modern white coloured family bathroom suite

SECOND FLOOR

- * (15'0" x 9'2") Principal Bedroom
- * Modern white coloured ensuite shower room

OUTSIDE

- * Enclosed rear garden with rear access
- * Two allocated parking spaces
- * Ample visitor parking spaces



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LOCATION

Set in the heart of Kent, Paddock Wood boasts excellent transport options by road and rail. The town is situated between Royal Tunbridge Wells and Maidstone, which can be reached in half an hour or less by road. The town also boasts a train station on the South Eastern Main Line, offering direct routes to Sevenoaks (18 minutes) and London Bridge (41 minutes). Gatwick is the nearest airport (32 miles.)

You'll find everything you need for day-to-day living in Paddock Wood. The bustling high street is lined with a selection of independent businesses, cafés, pubs, banks and a pharmacy, as well as a Waitrose and Tesco Express. Approximately 8 miles away, Royal Tunbridge Wells is home to a further range of shops and eateries, including those in Royal Victoria Place Shopping Centre and The Pantiles. Alternatively, you could visit the many high street and independent shops in Maidstone (12 miles) or, for the ultimate shopping experience the Bluewater shopping complex is just a 40-minute drive away.

NOTES

* FREEHOLD

* EPC: B

* COUNCIL TAX: D, Tunbridge Wells

* NOTES:

- Gas heating via radiators
- Double glazed
- Mains water, power and drainage

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floorplan and Dimensions



Cheeseman Drive, Paddock Wood, Tonbridge, TN12

Approximate Area = 985 sq ft / 91.5 sq m
Limited Use Area(s) = 41 sq ft / 3.8 sq m
Total = 1026 sq ft / 95.3 sq m
For identification only - Not to scale

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
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