



22 Mascalls Park
Paddock Wood, Kent

EST 1900
**Lambert
& Foster**
PART OF THE LOCAL LANDSCAPE

A fantastic opportunity to purchase a four bedroom detached family home set on a large plot within a sought after cul-de-sac. The property is in need of cosmetic updating and offers a great opportunity to put your own stamp on with the additional space to potentially extend subject to individual needs and necessary permissions being sought. The property benefits from a driveway and attached garage with an open aspect south facing rear garden.

Description

The front door opens into an entrance hall with stairs to the first floor landing and doors to the cloakroom, dining room and sitting room. The sitting room stretches the depth of the house to one side with a very pleasant double aspect overlooking the cul-de-sac to the front and a sunny open aspect to the rear garden. The dining room has views over the garden and opens into the kitchen. The kitchen has a comprehensive range of wall, base and drawer units with integrated appliances with a separate utility room. The utility room has wall and base units with a single bowl sink with plumbing under for white goods and a door to the side garden. The cloakroom is off the hall and incorporates storage space under the stairs. On the first floor is a large open landing with access to the loft and doors to three double bedrooms, a large single bedroom and a family bathroom. The master bedroom has an en-suite shower room.



*** Four bedroom detached family home**

*** Large plot within a sought after cul-de-sac**

*** Two receptions with a cloakroom & utility room**

*** Master bedroom with en-suite shower room**

*** Front garden with driveway & attached garage**

*** Large south facing open aspect rear garden**



Outside

To the front is an area of garden which is mainly laid to lawn with a driveway leading to the attached garage which has an overhanging canopy to one side with a gate to the rear on the other. The garage has the potential to convert into another reception subject to individual needs and necessary permissions being sought. The large rear garden is a feature of the property and has a south facing open aspect which is mainly laid to lawn with some areas of planting borders and enclosed by fencing. There are patio doors from the sitting room onto an entertaining area and to each side of the house are paved areas with a garden shed to one side.

Directions

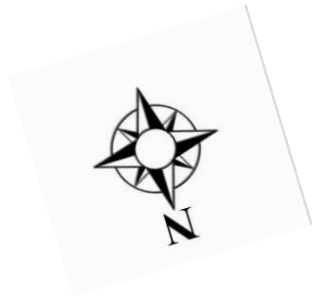
From our office in Paddock Wood proceed south along Commercial Road and join the B2160 Maidstone Road. Continue south towards Mascalls School and at the traffic lights turn right on the B2017 Badsell Road. After a short distance take the next right into Mascalls Park and bear left following the road to the end of the cul-de-sac where the property is located.

Services

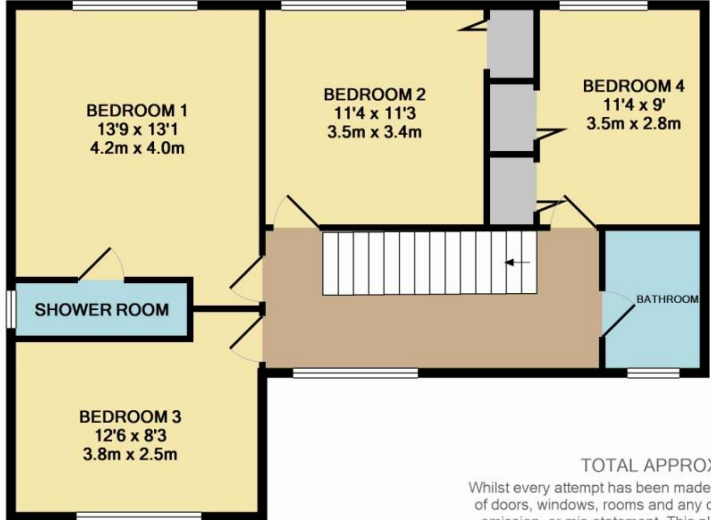
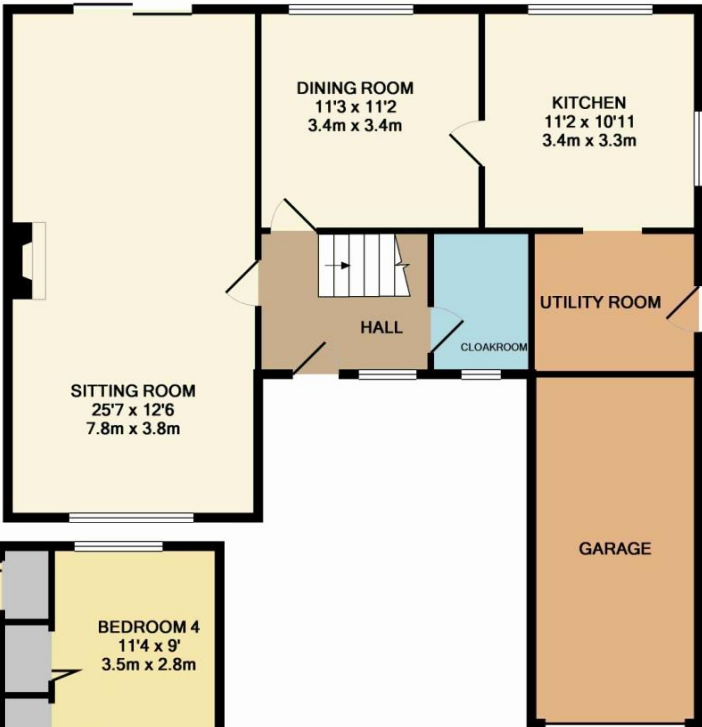
Gas fired central heating with all other mains services connected but not tested. The Property comes under Tunbridge Wells Borough Council and the tax band is a F. The EPC rating is currently D (67) with the potential of a B (83)







Floor plans are for identification only and not to scale



GROUND FLOOR APPROX. FLOOR AREA 876 SQ.FT. (81.3 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1606 SQ.FT. (149.2 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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The agents themselves and for the vendors of this property whose agents they are, give notice that:- 1) The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. 3) As vendor's selling agents, in accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. 4) No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



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