



Station Road
Paddock Wood TN12 6AB
Offers In The Region Of £279,000



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COUNTRY HOMES

Paddock Wood TN12 6AB

KHP Country Homes are delighted to bring to the market this 2 bed terrace property, offered for sale CHAIN FREE. Benefiting from feature fireplaces and a new Worcester Bosch gas boiler, viewing is highly encouraged.

The location of the property is particularly convenient and the property offers a classic charm while presenting an exciting opportunity for those looking to invest in a home that can be tailored to their taste and requirements.

The property comprises two reception rooms, which can be tailored to suit your lifestyle, whether you envision enjoying a relaxing evening in a cosy living room or creating a vibrant dining area, perfect for entertaining guests.

The kitchen and downstairs WC are situated at the rear of the property with access to the delightful rear garden beyond.

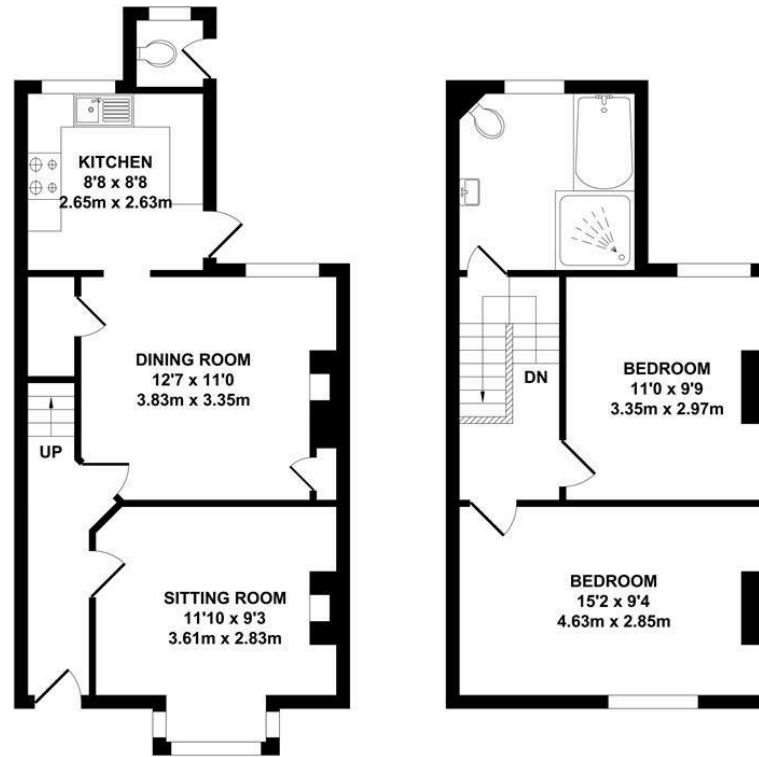
Upstairs are two well-proportioned bedrooms and a large family bathroom conveniently located and designed to meet the needs of modern living. The layout of the home is both practical and appealing, making it suitable for a variety of buyers, from first-time homeowners, to those looking to downsize, to investors.

Externally, there is a small fenced front garden. To the rear, the garden is mainly laid to lawn but also offers a large patio area and is bordered with mature trees and bushes. There is a further patio at the rear of the garden, which is larger than would be expected with this type of property and offers a private, secluded sanctuary which really should be seen to appreciated.

Paddock Wood offers a wide variety of shopping facilities including a large Waitrose, Tesco & Post Office. Further stores include a bakers, opticians, plus a variety of coffee shops and a Department store. 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.

- CHAIN FREE
- Two bed terrace property
- Sitting room & Dining room
- Kitchen
- Feature fireplaces throughout
- Downstairs toilet
- Family bathroom with separate shower
- Gas central heating
- Paddock Wood Mainline station close by
- Local shops in easy walking distance





GROUND FLOOR
APPROX. FLOOR AREA
414 SQ.FT.
(38.46 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
390 SQ.FT.
(36.23 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.69 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			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

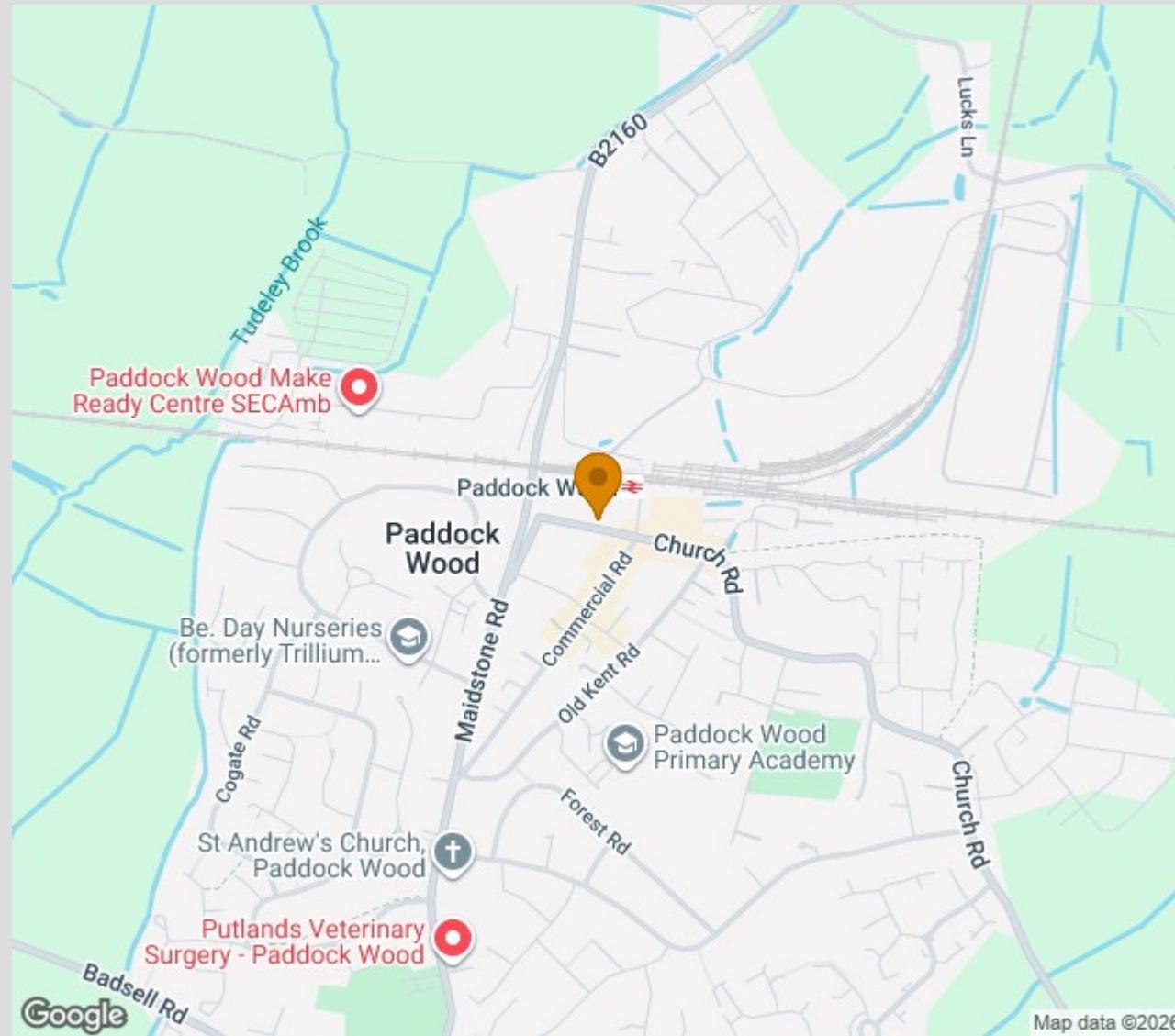




Location Map

Tenure: Freehold

Council tax band: C



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TO VIEW CONTACT:
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