



**Lambert
& Foster**



THE GREENWAYS

PADDOCK WOOD | TONBRIDGE | KENT | TN12 6LS

A great opportunity to purchase a four bedroom detached family home with potential to extend STPP in one of Paddock Wood's favourable locations tucked away in a quiet cul de sac. The property benefits from a modern family bathroom, kitchen/living/dining room with doors that open onto the good size garden with. A driveway for parking for multiple vehicles and a garage. The property is within walking distance of Mascalls academy, Paddock Wood town centre and its many amenities that include the main line station with links into London in under an hour.

Guide Price £625,000-£650,000

FREEHOLD





9 THE GREENWAYS PADDOCK WOOD, TONBRIDGE, TN12 6LS

- Four bedroom detached family home
- Modern kitchen/living/dining room with bi folding doors onto the garden
- Driveway with parking for multiple cars and a garage
- Potential to extend STPP
- Popular quiet cul de sac location
- Paddock Wood mainline station 1.4 miles

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas fired

BROADBAND: Standard, Superfast and Ultrafast

MOBILE COVERAGE: Good outdoors and in-home
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** C (72)

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very low **Surface Water:** Very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof, with weatherboarding to the first floor elevation



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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. 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. Any intending purchasers/lessees 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.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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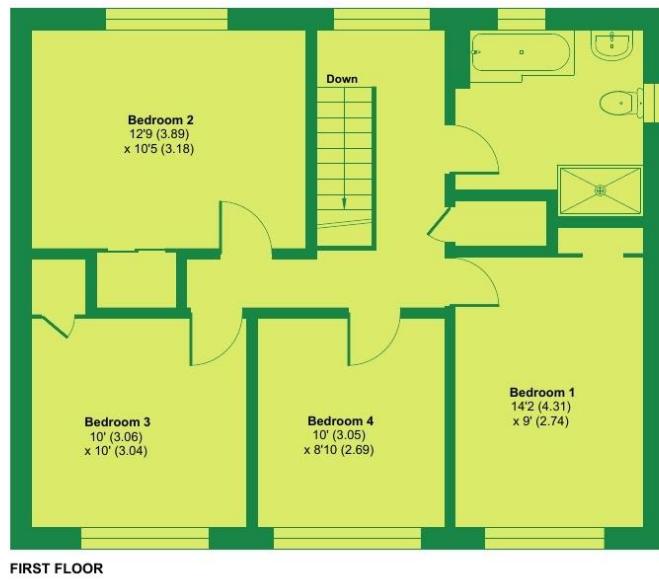


Approximate Area = 1346 sq ft / 125 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1495 sq ft / 138.8 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.

Produced for Lambert and Foster Ltd. REF: 1411083

OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Wadhurst, East Sussex TN5 6AA

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