Linnet Avenue

Paddock Wood TN12 6XJ

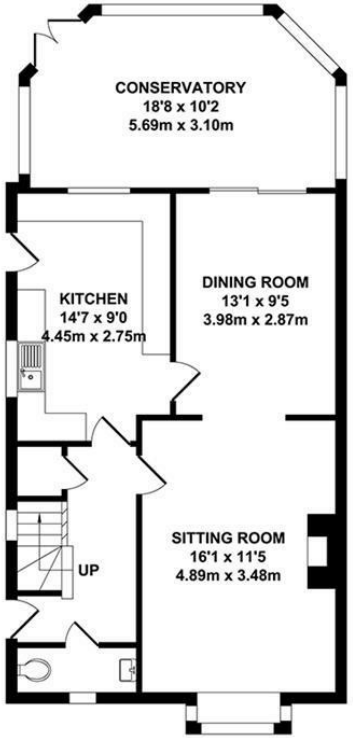
£545,000

KHP
www.khp.me
COUNTRY HOMES

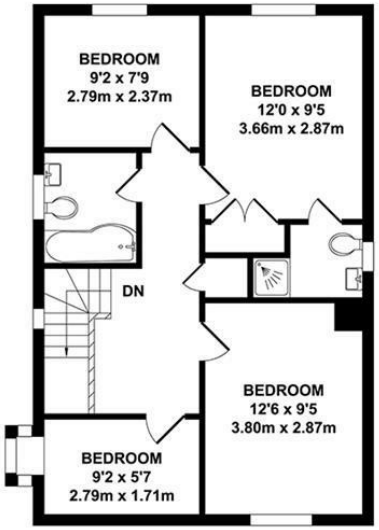
Paddock Wood TN12 6XJ

An opportunity to purchase this substantial 4 bedroom detached house in an established area of Paddock Wood. The accommodation includes a large lounge dining room which opens to a conservatory, which in turn has French doors to the garden, and a well fitted kitchen.
Upstairs there are 4 good sized bedrooms with one having an en suite.
Outside there is a good sized rear garden which is mainly laid to lawn whilst also having a paved patio, perfect for outdoor dining.
The double garage has twin electric doors, power and light, and there is off road parking on the drive for 2-3 cars.
The house requires a small degree of updating, but offers an opportunity to put your own stamp on it, and make a wonderful home.
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. 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.

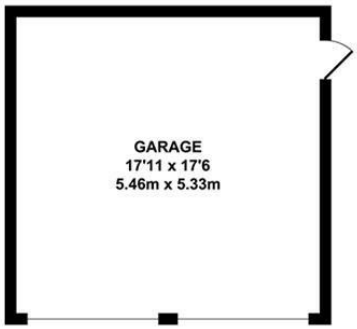
- Substantial 4 bedroom detached house
- Double garage with twin electric doors
- Master bedroom with en suite
- Large lounge diner
- Conservatory
- Good sized garden and patio
- Close to local schools
- Modern bathroom and en suite



GROUND FLOOR
APPROX. FLOOR AREA
727 SQ.FT.
(67.58 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
552 SQ.FT.
(51.31 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
313 SQ.FT.
(29.10 SQ.M.)

TOTAL APPROX. FLOOR AREA 1593 SQ.FT. (147.99 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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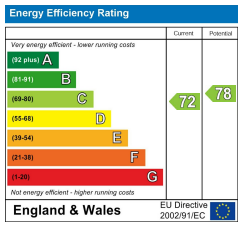

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01892 838 080
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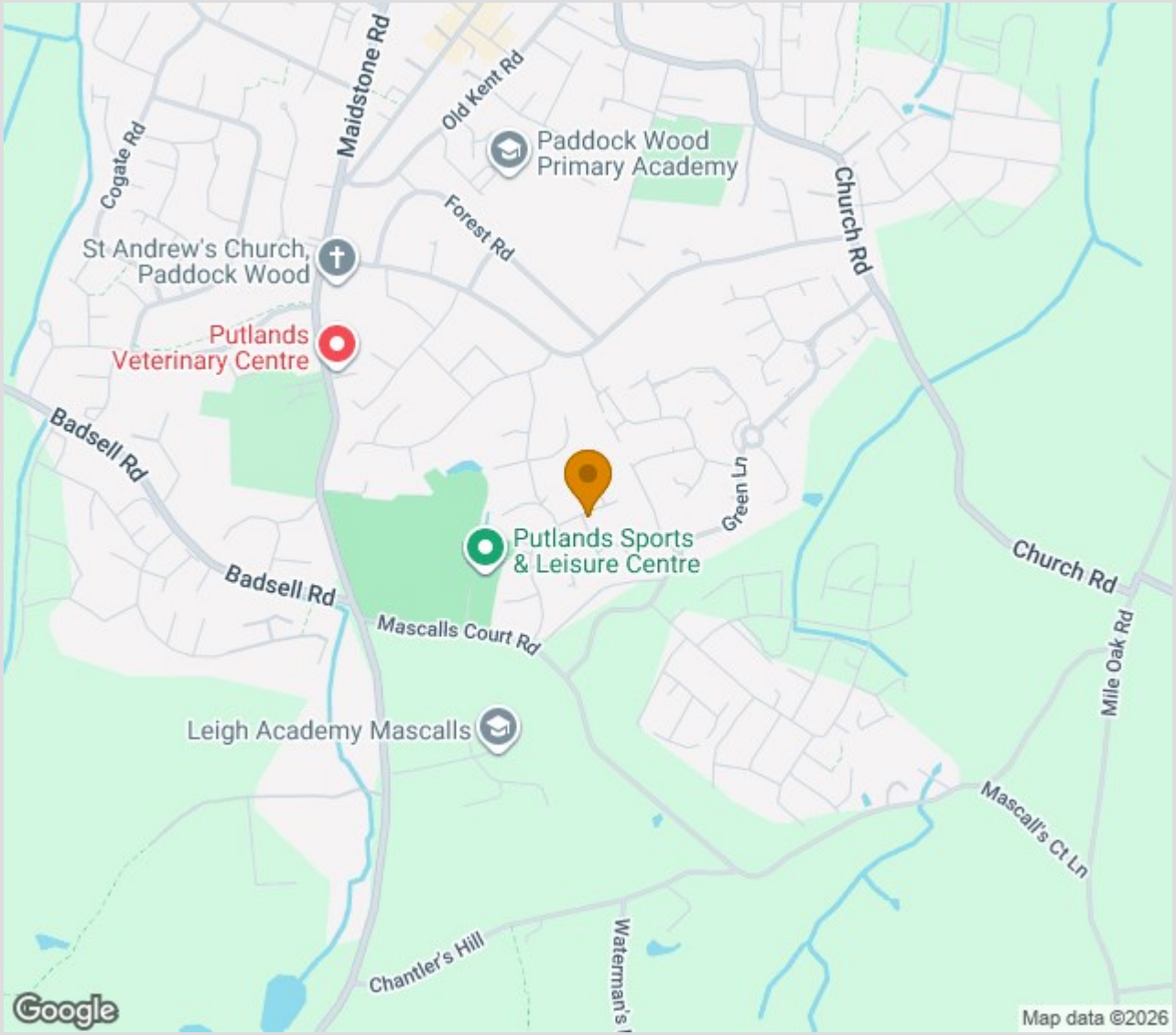
Location Map

Tenure: Freehold

Council tax band: E



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