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THE GREENWAYS

PADDOCK WOOD | TONBRIDGE | KENT | TN12 6LS

A great opportunity to purchase an extended four-bedroom detached family home in a quiet cul de sac location. The property benefits from an en suite shower room to the master bedroom, a pretty open aspect rear garden backing onto allotments and driveway providing ample off road parking. Walking distance to the high street and its many amenities that include the mainline station that offers links into London under an hour. Offered to the market with NO ONWARD CHAIN.

Guide Price OIEO £600,000

FREEHOLD





12 THE GREENWAYS PADDOCK WOOD, TONBRIDGE, TN12 6LS

- Extended four bedroom detached house
- Situated in a quiet cul de sac location
- Pretty aspect rear garden backing onto allotments
- Driveway providing plenty of off road parking and an attached garage
- Walking distance to the high street and mainline station
- OFFERED WITH NO FORWARD CHAIN

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 (69)

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



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.

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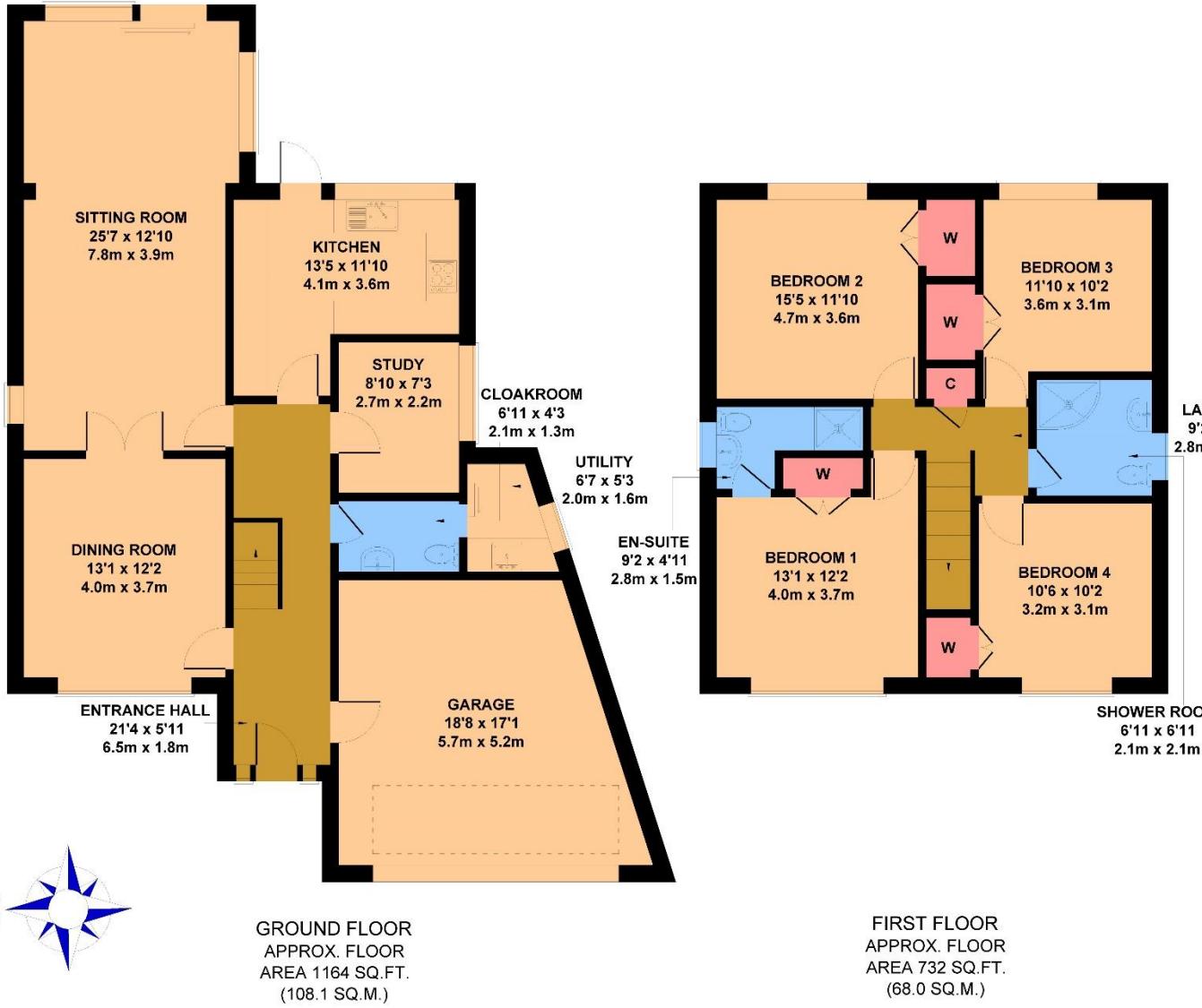
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. 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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FLOORPLANS

www.lambertandfoster.co.uk

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



Not to Scale. Produced by The Plan Portal 2021
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OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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