



Connells

Church Road
Paddock Wood Tonbridge



Property Description

A delightfully charming three-bedroom mid-terraced family home, ideally situated in one of Paddock Wood's most desirable roads.

This well-presented property offers well-balanced accommodation throughout, comprising an entrance hall, a convenient downstairs cloakroom, and a spacious lounge which flows effortlessly into the dining room, creating an ideal space for both relaxing and entertaining.

The kitchen provides practical workspace and leads through to a bright conservatory overlooking the rear garden.

Upstairs, the property boasts three bedrooms, including two well-proportioned doubles and a comfortable single room, along with a modern wet room.

Externally, the property benefits from a generous rear garden, mainly laid to lawn and bordered by mature shrubs and hedging, offering both privacy and a pleasant outdoor space. There is also access to the rear of the property.

Ground Floor

Entrance Hall

Downstairs Cloakroom

Lounge

Dining Room

Kitchen

Conservatory

First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three

Wet Room

Outside

Rear Garden

Location

Paddock Wood is a thriving town in the heart of Kent that perfectly blends countryside charm with modern convenience. Surrounded by beautiful orchards and hop farms, it offers a welcoming community ideal for families and professionals alike. The town provides a wide variety of shopping facilities, including a large Waitrose, Tesco, and Jempson store with a

Post Office. You'll also find a traditional baker, opticians, dry cleaners, coffee shops, and even a department store, ensuring everything you need is right on your doorstep. For those commuting to the Capital, Paddock Wood boasts a mainline railway station with direct services to London Charing Cross, Cannon Street, and London Bridge, making travel quick and convenient. The town also offers easy access to major roads, including the A21 and A228. Families benefit from both primary and secondary schools, including Paddock Wood Primary Academy and Mascalls Academy, as well as specialist and independent options nearby. Safe, welcoming neighbourhoods, parks, and playgrounds make Paddock Wood perfect for family life, and the strong community spirit shines through in local events throughout the year. The larger towns of Tonbridge and Tunbridge Wells are just a short drive away, offering even more shopping, dining, and leisure opportunities. Affordable housing, excellent amenities, and superb transport links make Paddock Wood the ideal place to call home — where convenience meets countryside living.

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.









Total floor area 79.6 m² (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/TWL406895



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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