



# Lambert & Foster



## ALLINGTON ROAD

PADDOCK WOOD

*An opportunity to purchase a well presented three bedroom Gough Cooper semi detached family home that offers the potential to extend subject to the necessary permissions. The property benefits from off road parking, an attached garage, a front lawn as well as a generous east facing private rear garden. Situated on a quiet residential street in the heart of the town. Within walking distance to the high street amenities, schools and a mainline railway station.*

**Guide Price £399,995**

FREEHOLD



## 26 ALLINGTON ROAD

PADDOCK WOOD | TN12 6AN

- A well presented three bedroom Gough Cooper semi detached family home
- Situated on a popular residential street the heart of this Wealden village
- The property offers the potential to extend subject to the necessary permissions
- Private east facing rear garden and front lawn
- Walking distance to the high street amenities, schools and a mainline station
- Driveway providing private off-road parking as well as a garage

### GENERAL

**Tenure:** Freehold. **Services:** Gas fired central heating with all other mains services connected but not tested.

**Local authority:** Tunbridge Wells Borough Council **Council tax:** Band D. **EPC:** C (69)

### VIEWING

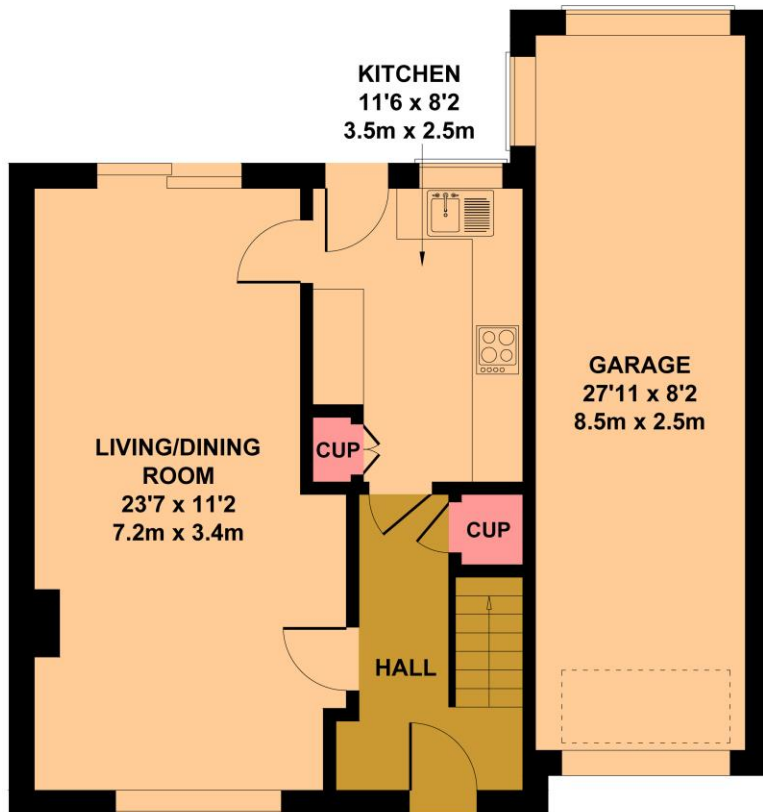
To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



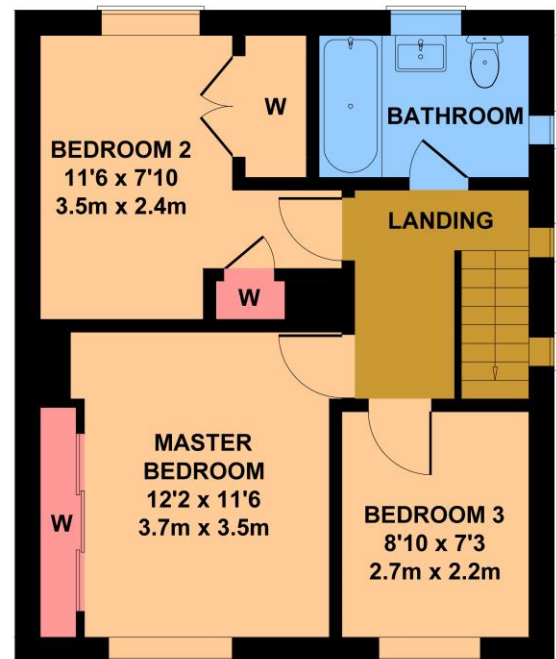
IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but 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. In accordance with the Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 684 SQ.FT.  
(63.5 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

### OFFICES LOCATED AT:

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

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

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

**WADHURST, SUSSEX**  
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