



# Lambert & Foster



## GREENWAYS

BADSELL ROAD | PADDOCK WOOD

*An opportunity to purchase a two double bedroom detached bungalow situated within a popular cul-de-sac on the southwest side of the Town, within level walking distance to the high street amenities, schools, and mainline railway station. Benefitting from a good size corner plot with a large paved rear garden and a long driveway providing ample off-road parking leading to a single detached garage. The property is in need of modernisation with the potential to extend and develop subject to individual needs and the necessary planning permission. Offered to the market with NO FORWARD CHAIN*

*Internally the accommodation comprising entrance hallway, sitting room with doors to the garden, kitchen/dining room with access to a garden room/lean to which in turn has a door to the garden, shower room with a separate wc and two bedrooms with built in wardrobes and fitted blinds. Outside there is an area of front lawn bordered by shrubs with the driveway leading to the side entrance with a small step to an undercover porch to the front door. There is a gate to the rear garden which wraps around to one side of the property. It is mainly block paved and bordered to the rear by mature trees and shrubs. The garage has an up & over door to the front with an internal door to the rear opening into the garden.*

**Guide Price £455,000**

FREEHOLD





## 20 THE GREENWAYS

BADSELL ROAD | PADDOCK WOOD | TN12 6LS

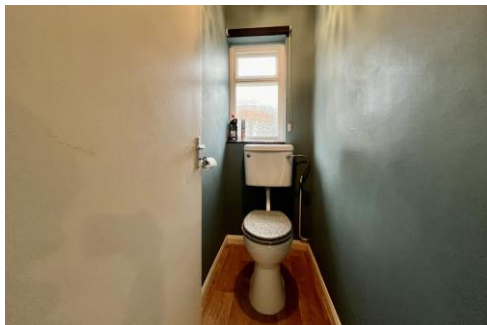
- A two double bedroom detached bungalow situated within a popular cul-de-sac
- Walking distance to the high street, schools, and a mainline railway station
- In need of modernisation with the potential to extend and develop subject to PP
- Good size corner plot with a large block paved wrap around rear garden
- Long driveway providing ample off-road parking with a detached single garage
- Offered to the market with NO FORWARD CHAIN

**GENERAL: Tenure:** Freehold. **Construction Type:** House is brick built under a tiled roof and the garage is brick built under a part tiled roof to the front with corrugated sheets to the rear. **Services & Utilities:** Mains gas providing warm air central heating system with all other mains services connected but not tested. **Broadband Connection:** Standard and Superfast available but not connected. **Mobile Coverage:** Available with ok to good coverage from main providers. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band E. **EPC:** E (51).

**Flood & Erosion Risk: Property flood history:** None, current vendors owned close to 9 years. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Tynetalk: 0345 602 6340

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



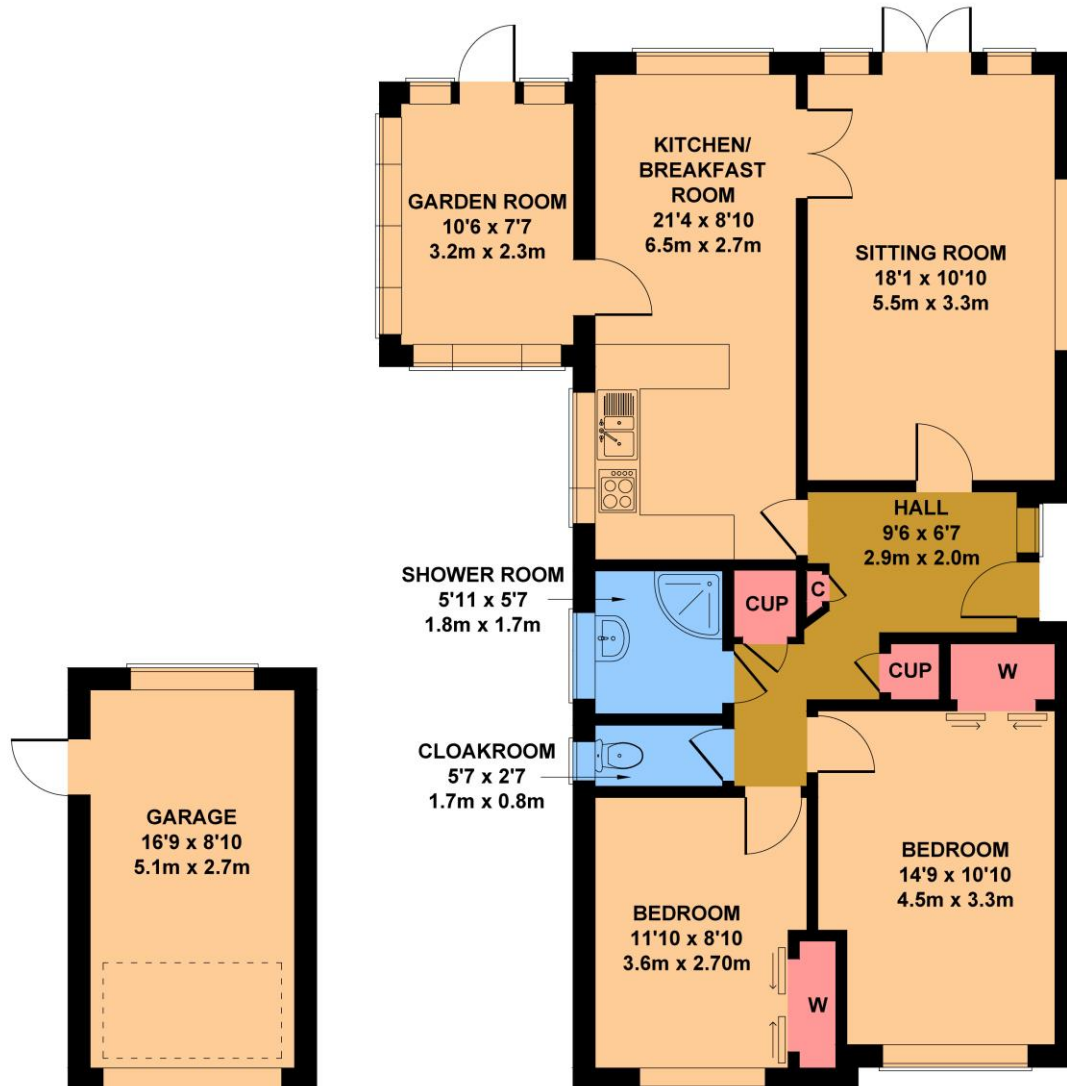


IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition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



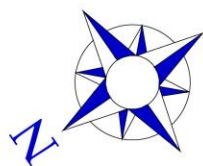
## FLOOR PLANS

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



**GARAGE**  
APPROX. FLOOR  
AREA 148 SQ.FT.  
(13.8 SQ.M.)

APPROX. FLOOR  
AREA 952 SQ.FT.  
(88.5 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024  
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### PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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TN17 3DN

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