



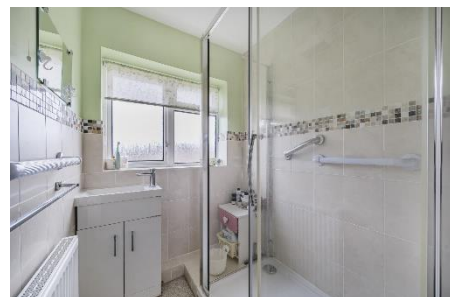
ALLINGTON ROAD

PADDOCK WOOD | KENT

An opportunity to purchase a three bedroom semi detached home providing a versatile layout with plenty of scope to extend and improve. The property benefits from a downstairs cloak room, a detached garage, large garden and a driveway providing off street parking for multiple vehicles. Situated within walking distance to the high street amenities, schools and a mainline station with good links into London.

Guide Price £385,000





67 ALLINGTON ROAD

PADDOCK WOOD | TONBRIDGE | TN12 6AP

- Front driveway providing ample off road parking and a detached garage
- A generously sized rear garden with a patio area
- A three bedroom semi-detached home offering a perfect opportunity to extend (STPP)
- Situated within walking distance of a mainline station.
- Walking distance of the high street amenities, schools and parks
- Offered to the market 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 drainage **Heating:** Mains Gas

BROADBAND & MOBILE COVERAGE: Available as Standard, Superfast and Ultrafast broadband.

EE likely.

(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 D. **EPC:** D (68)

COVENANTS: None.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

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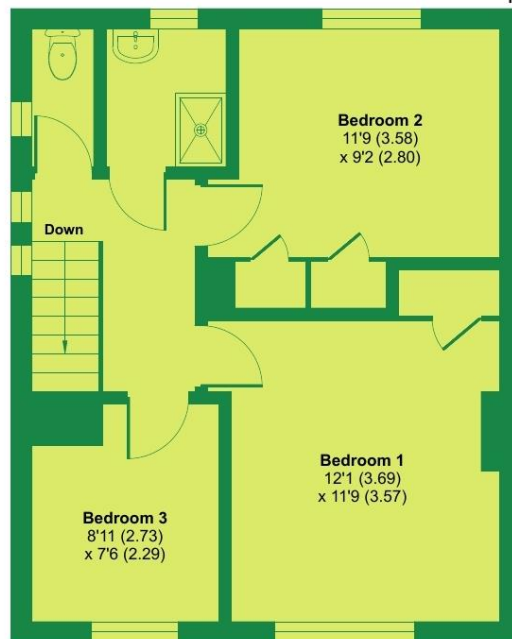
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Area = 992 sq ft / 92.1 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1117 sq ft / 103.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1235492

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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