

EST
1900

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— YEARS OF —

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RIBSTON GARDENS

PADDOCK WOOD

An opportunity to purchase an extended Gough Cooper three bedroom semi-detached family home benefitting from off road parking, an open car port, a well-tended and low maintenance and south facing rear paved garden with outbuilding. Situated within a private cul de sac in the heart of the town, within walking distance to local High Street amenities, schools and to a mainline railway station at Paddock Wood.

Offered to the market with NO FORWARD CHAIN.

O.I.E.O. £415,000

FREEHOLD





25 RIBSTON GARDEN

PADDOCK WOOD | TONBRIDGE | TN12 6BA

- An extended three bedroom semi-detached Gough Cooper cottage style family home
- Situated within a private cul de sac in the heart of the town
- Kitchen, sitting room, dining room and a downstairs wet-room with w/c, just under 1,200 sq.ft
- Walking distance to local amenities, schools, parks and a mainline railway station
- Driveway providing ample off-road parking as well an open car port
- 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 services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast.

MOBILE COVERAGE: 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 (57)

COVENANTS: None.

FLOOD & EROSION RISK: TBC.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof with a single storey rear extension with a felt 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.

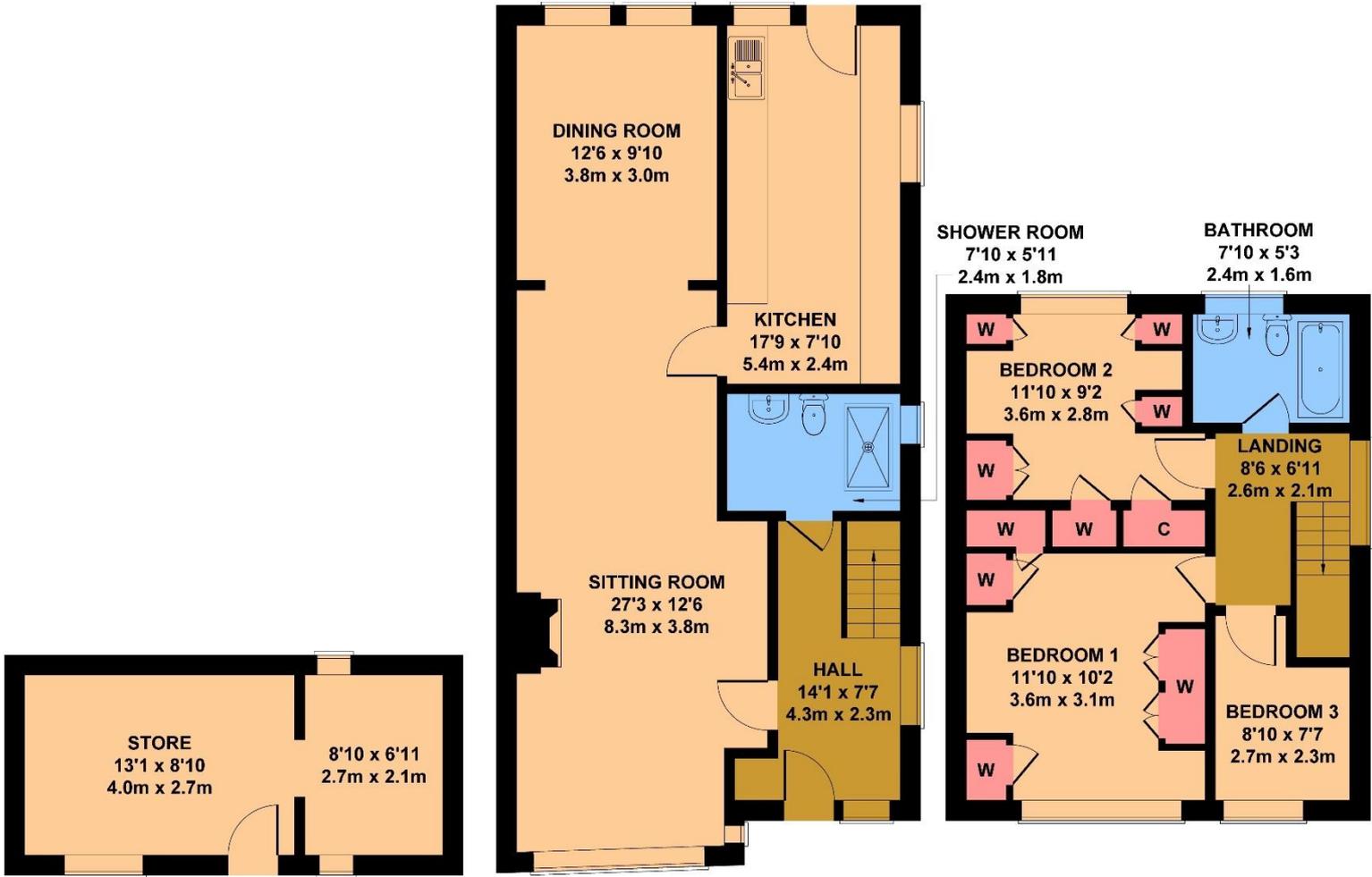
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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

FLOORPLANS

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



OUTBUILDING
APPROX. FLOOR
AREA 182 SQ.FT.
(16.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 744 SQ.FT.
(69.1 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)



Not to Scale. Produced by The Plan Portal 2025
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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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