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ASHTREES

MAIDSTONE ROAD | TONBRIDGE | KENT | TN12 7LD

Situated on the edge of the pretty village of Matfield is this well presented four bedroom, two bathroom detached property with multiple original features throughout as well as the benefit of a detached garage and off road parking for four cars. The property is a short distance from Paddock wood mainline station offering good links into London. Close by is the larger town of Tunbridge wells with an abundance of amenities.

Guide Price £800-£850,000

FREEHOLD





ASHTREES

MAIDSTONE ROAD, MATFIELD, KENT, TN12 7LD

- Well presented four bedroom home with two bathrooms
- An abundance of character and charm throughout
- Located in the pretty village of Matfield
- Mature landscaped garden with patio area
- Walking distance of the village green
- Benefitting from a detached garage and off street parking for multiple cars

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Electric and wood burning stove and back boiler

BROADBAND: Standard, superfast and ultrafast

MOBILE COVERAGE: Indoors limited, outdoor 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 F **EPC:** F (37)

COVENANTS: None known

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

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

PHYSICAL CHARACTERISTICS: Brick built with tile hung first floor elevations under a tile 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.

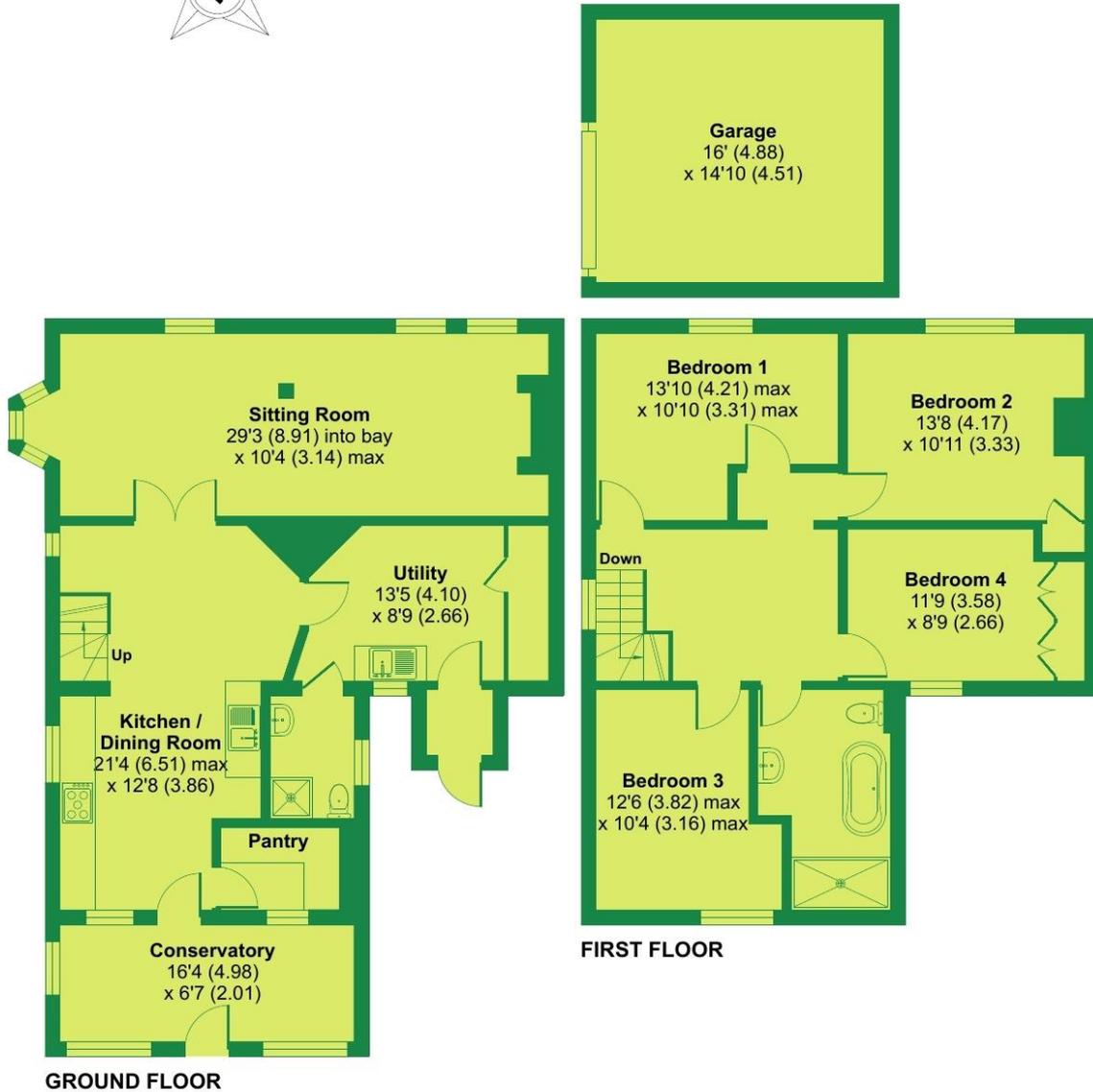
Maidstone Road, Tonbridge, TN12

Approximate Area = 1625 sq ft / 151 sq m

Garage = 237 sq ft / 22 sq m

Total = 1862 sq ft / 173 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Lambert and Foster Ltd. REF: 1263728

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