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ALLINGTON ROAD

PADDOCK WOOD

An opportunity to purchase a well presented, extended semi-detached family home providing four bedrooms with a versatile ground floor layout and a large rear garden. To the front of the property there is a driveway providing ample off-road parking and to the rear there is a good size and well landscaped garden. Situated within walking distance to the high street amenities, schools, and a mainline railway station.

Guide Price £525,000-£550,000

FREEHOLD





44 ALLINGTON ROAD

PADDOCK WOOD | KENT | TN12 6AN

- A well-presented extended semi-detached family home providing four bedrooms
- A versatile ground floor layout
- Good size and well landscaped rear garden
- Situated on a popular residential street the heart of the town
- Front driveway providing ample off-road parking
- Situated within walking distance to the high street and a mainline railway station

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains. **Heating:** Mains gas fired central heating.

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Indoor 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 E **EPC:** D (67)

COVENANTS: None known

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

(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.

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. 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 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.

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

44 Allington Road, Paddock Wood, Tonbridge, TN12 6AN

Approximate Area = 1173 sq ft / 108.9 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). © ncheocom 2025. Produced for Lambert and Foster Ltd. REF: 1284341

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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