



BIRCH ROAD

PADDOCK WOOD

A rare opportunity to purchase an extended four bedroom link detached home on the popular residential street of Birch Road in the heart of the town. The property offers versatile living space over two floors, an integral garage, a generous driveway and rear garden with mature borders giving privacy and seclusion. Internally, the property offers scope to improve and modernise with further potential to extend subject to the necessary permissions. Within walking distance to the High Street amenities, schools, parks and the mainline station.

Offered to the market with NO FORWARD CHAIN.

Guide Price £490,000

FREEHOLD





3 BIRCH ROAD

PADDOCK WOOD | TONBRIDGE | KENT

- Extended four bedroom link detached family home
- Scope to extend further (STPP) and modernise
- Versatile accommodation with 3 double bedrooms and a single
- Generous rear garden, an integral garage and driveway providing ample off-road parking
- Within walking distance to the High Street amenities, schools, and the mainline station
- Rarely available and 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 broadband.

MOBILE COVERAGE: EE Good.

(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:** C (69)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None known. **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 and felt roof on the single storey integral garage.



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.

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

3 Birch Road, Paddock Wood, Tonbridge, TN12 6JT

Approximate Area = 1079 sq ft / 100.2 sq m

Garage = 276 sq ft / 25.6 sq m

Total = 1355 sq ft / 125.8 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). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1330429

OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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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
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Cranbrook, Kent TN17 3DN

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