

EST
1900

125

— YEARS OF —

**Lambert
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THE SHIRES

PADDOCK WOOD

An opportunity to purchase a two bedroom terraced home benefitting from light and airy accommodation with a designated parking space and an enclosed rear garden with a garden shed and a gate providing private rear access. Leading from the entrance hall is a fitted kitchen to the front of the property with the sitting room to the rear overlooking the garden. Two generous double bedrooms, one with built-in wardrobes. Situated within a cul-de-sac in the heart of the Town walking distance to the high street amenities, schools, and the mainline railway station.

Offered to the market with no forward chain.

Guide Price £325,000

FREEHOLD





28 THE SHIRES

PADDOCK WOOD, KENT, TN12 6YD

- An opportunity to purchase a two double bedroom terraced home
- Designated parking space and an enclosed rear garden with private access
- Two generous double bedrooms and a bathroom to the first floor
- Situated within a cul-de-sac in the heart of the Town
- Walking distance to the high street amenities, schools, and the MLS
- Offered 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 **Heating:** Mains gas fired central heating

BROADBAND: Standard, Superfast and Ultrafast

MOBILE COVERAGE: 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:** C (74)

FLOOD & EROSION RISK: Property flood history: None Rivers and the sea: High Surface Water: High Reservoirs: Likely 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



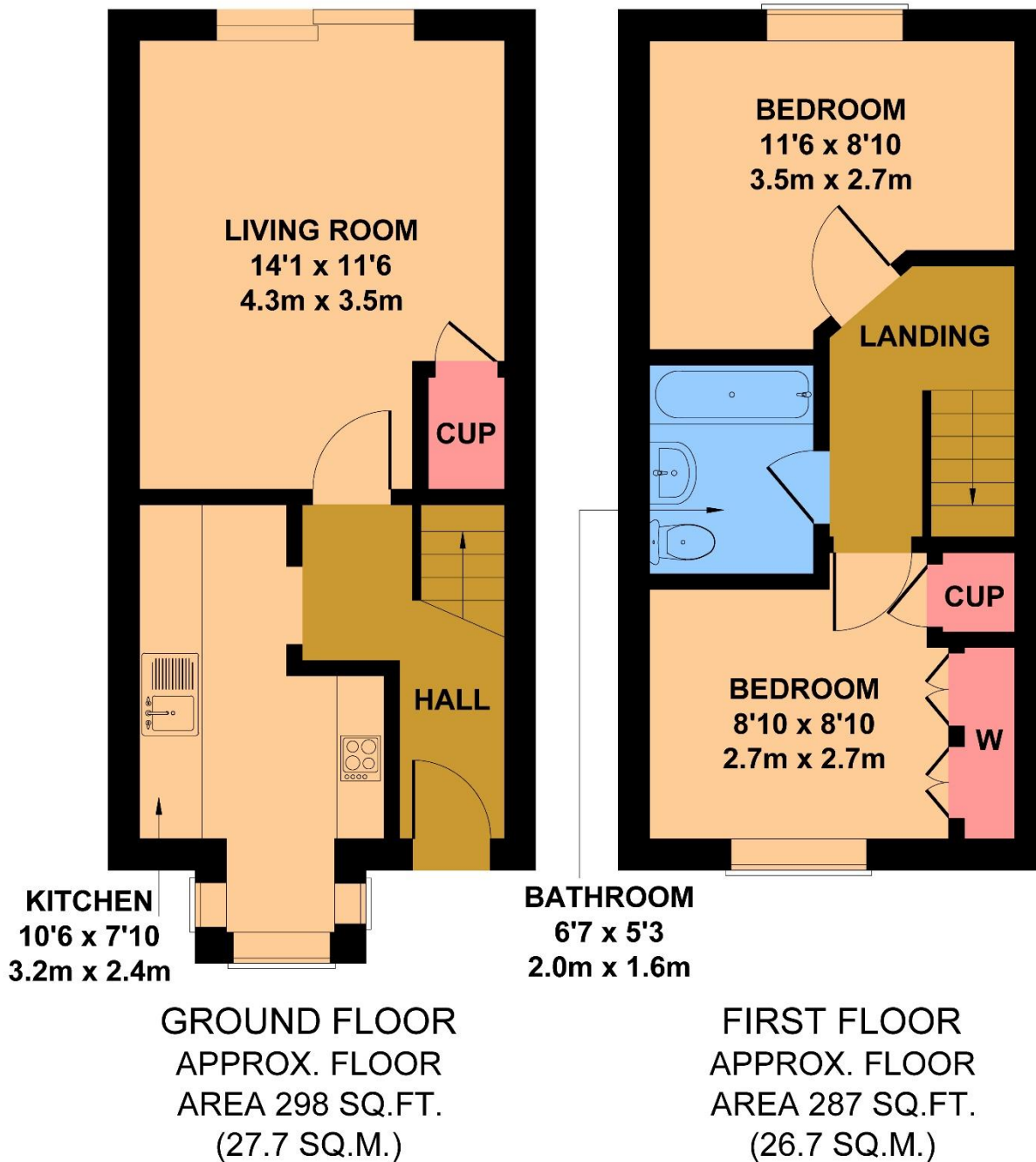
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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars.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

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



**Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.**

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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