



Lambert & Foster



6 KILN WAY

PADDOCK WOOD | TONBRIDGE | KENT | TN12 6LF

Offered to the market CHAIN FREE. This three double bedroom, two bathroom detached family home is tucked away in a quiet residential location. It offers an open plan kitchen/breakfast room, utility room, reception room with wood burning stove and conservatory with bi folding doors out onto the garden. The rear garden is mainly laid to lawn with a patio area and mature shrub borders. There is an integral garage and a block paved driveway for multi vehicles. Paddock wood has many amenities within easy reach that include a mainline station that provides direct links to London in under an hour.

Guide Price £500,000 - £550,000

FREEHOLD





6 KILN WAY

PADDOCK WOOD, TONBRIDGE, KENT, TN12 6LF

- Offered Chain Free
- Three double bedroom detached family home
- Versatile living
- Garage and driveway for multiple vehicles
- Quiet residential location
- Close to Paddock Wood Mainline Station

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///reworked.numeral.founders

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains Gas and Log Burner

BROADBAND: Standard, Superfast and Ultrafast Available

MOBILE COVERAGE: Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band E **EPC:** D (68)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None

Rivers and the sea: Very Low **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.

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

6 Kiln Way, Paddock Wood, Tonbridge, TN12 6LF

Approximate Area = 1154 sq ft / 107.2 sq m (excludes conservatory)

Outbuilding = 91 sq ft / 8.4 sq m

Total = 1245 sq ft / 115.6 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). © nctchem 2026. Produced for Lambert and Foster Ltd. REF: 1482367

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,
 Westenanger, Hythe CT21 4HU

CRANBROOK, KENT
 Tel. 01580 712 888
 Weald Office, 39 High Street
 Cranbrook, Kent TN17 3DN

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