Lambert & Foster

EST 1900



HEATHER BANK

PADDOCK WOOD | TONBRIDGE | KENT | TN12 6BW

Situated in the popular Heather Bank development in Paddock Wood, this attractive three-bedroom detached home is offered for sale Chain Free. The property offers well-proportioned accommodation throughout, comprising a spacious sitting room with doors opening directly onto the rear garden, kitchen, separate utility room and convenient downstairs cloakroom. Upstairs, the property boasts a generous master bedroom with built-in wardrobes and en-suite shower room, two further bedrooms and a family bathroom. Externally, the property benefits from a rear garden, garage and off-road parking, making this an ideal home for families and professionals alike. Paddock Wood offers a good range of local amenities, schools, shops and leisure facilities, together with a mainline railway station providing direct links into London and Kent Coast.

Guide Price £475,000 - £500,000

FREEHOLD









9 HEATHER BANK
PADDOCK WOOD, TONBRIDGE, KENT, TN12 6BW

- Chain Free
- Three-bedroom detached
- Low maintenance front and rear garden
- Off-road parking with garage
- Popular village location and within walking distance to local amenities
- Mainline station with direct links to London and Kent coast

VIEWING: By appointment only.

WHAT3WORDS: ///bookshelf.plodded.sage

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains Gas

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

COUNCIL TAX: Band E **EPC:** C (70)

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 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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FLOORPLANS

www.lambertandfoster.co.uk

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

Heather Bank, Paddock Wood, Tonbridge, TN12

Approximate Area = 848 sq ft / 78.7 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 992 sq ft / 92 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). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1547141

OFFICES

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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 Street,
Westenhanger, Hythe CT21 4HU

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

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