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MASCALLS PARK PADDOCK WOOD

A great opportunity to purchase a four/five bedroom detached family home with a self-contained one bedroom annex in a popular cul-de-sac location. Offered in good condition throughout, the versatile living accommodation includes a large reception room with a newly fitted wood burning stove, bespoke open-plan kitchen/dining room, utility room, study and downstairs W/C. Outside, the driveway provides ample off-road parking, a workshop and solar panels that produce a quarterly return. The rear garden is beautifully landscaped with a patio area and tall trees along the borders that offer seclusion. Ideally located within walking distance of all the local amenities, schools and mainline station.

Guide Price £750,000-£775,000

FREEHOLD





22 MASCALLS PARK

PADDOCK WOOD | TONBRIDGE | KENT | TN12 6LW

- Solar panels with storage battery
- Four/five double bedrooms offering over 2,150 sq.ft of accommodation
- Self-contained annex with wheelchair access that includes a large wet room
- Favourable cul-de-sac location
- Walking distance to amenities, schools and mainline station.
- Recently renovated kitchen/diner, driveway and front porch.

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains and 16 solar panels on the south elevations of the roof. **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: 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 F **EPC:** C (80)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk.

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 with solar panels to the south elevations.



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.

Mascalls Park, Paddock Wood, Tonbridge, TN12



Approximate Area = 2155 sq ft / 200.2 sq m

Outbuilding = 114 sq ft / 10.5 sq m

Total = 2269 sq ft / 210.7 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). © nfc hecom 2025. Produced for Lambert and Foster Ltd. REF: 1329129

OFFICES LOCATED AT:

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

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Westenhanger, Hythe CT21 4HU

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