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## LARCH GROVE PADDOCK WOOD

*An opportunity to purchase this extended semi-detached family home providing four bedrooms, two bathrooms, a detached garage, private off-road parking and an unusually generous garden with mature borders, shrubs and trees in the heart of the town, within walking distance of all local amenities, schools and the mainline railway station. The property offers a wealth of opportunity and scope to extend subject to the necessary permissions.*

Guide Price £500,000

FREEHOLD





## 24 LARCH GROVE

PADDOCK WOOD | TONBRIDGE | KENT

- Four bedroom semi-detached home
- Detached garage and private driveway
- Unusually generous corner plot
- Situated in the heart of the town
- Scope to extend further STPP

Walking distance to High Street and mainline station

**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](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band D **EPC:** D (62)

**COVENANTS:** None known.

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

**Groundwater:** None.

(Visit [flood-map-for-planning.service.gov.uk](http://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.

**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.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

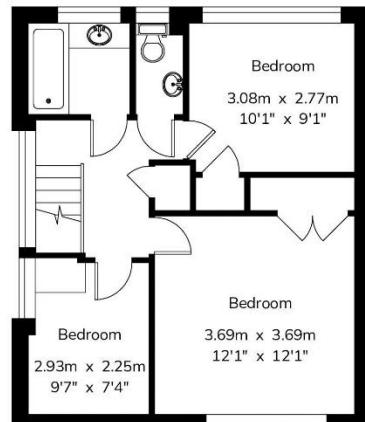
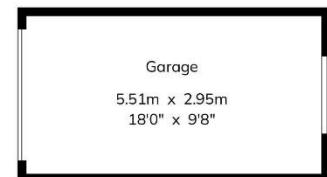
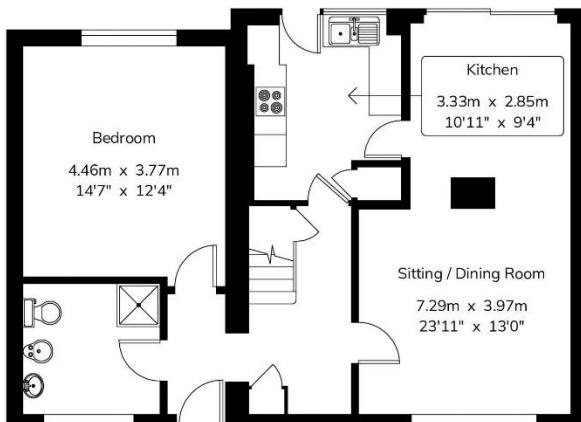
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

24 Larch Grove



**House - Gross Internal Area : 116.9 sq.m (1258 sq.ft.)**

**Garage - Gross Internal Area : 16.2 sq.m (174 sq.ft.)**



First Floor



**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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