





# **ALLINGTON ROAD**

PADDOCK WOOD

An opportunity to purchase a well presented, extended semi-detached family home providing four bedrooms with a versatile ground floor layout and a large rear garden. To the front of the property there is a driveway providing ample off-road parking and to the rear there is a good size and well landscaped garden. Situated within walking distance to the high street amenities, schools, and a mainline railway station.

Guide Price £514,500











### 44 ALLINGTON ROAD

## PADDOCK WOOD | KENT | TN12 6AN

- A well-presented extended semi-detached family home providing four bedrooms
- A versatile ground floor layout
- Good size and well landscaped rear garden
- Situated on a popular residential street the heart of the town
- Front driveway providing ample off-road parking
- Situated within walking distance to the high street and a mainline railway station

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 available

**MOBILE COVERAGE:** Indoor limited, outdoor 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 E EPC: D (67)

**COVENANTS:** None known

FLOOD & EROSION RISK: Property flood history: None Rivers and the sea: High 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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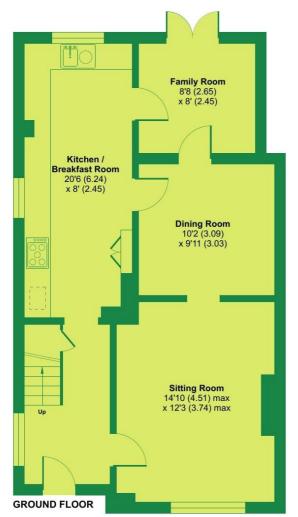
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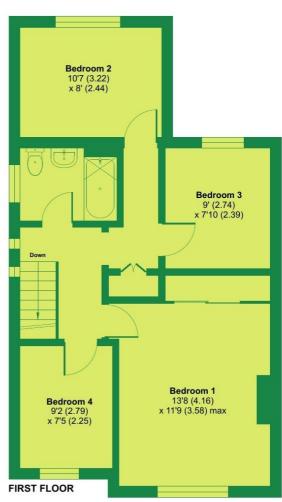
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

# 44 Allington Road, Paddock Wood, Tonbridge, TN12 6AN

Approximate Area = 1173 sq ft / 108.9 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). © ntchecom 2025. Produced for Lambert and Foster Ltd. REF: 1284341

#### 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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