



Price
£360,000

Freehold

3x  1x  1x 

**Granary, Paddock
Wood, Tonbridge, Kent,
TN12**

Wards
Helping you move forwards



Main features

- **Excellent location at head of cul-de-sac close to St Andrew's park, station, schools and shops**
- **Good corner plot with off road parking**
- **Rear and side gardens**
- **Stunning kitchen/diner**
- **Downstairs cloakroom**



Nearest Schools

Primary Schools: Paddock Wood Primary 0.8 miles, Brenchley and Matfield C of E Voluntary Aided Primary 2.3 miles, Capel Primary 3.1 miles Secondary Schools: Mascalls School 1.2 miles, Kent College Pembury 4.8 miles, Tonbridge and Tunbridge Wells Grammars



Transport Information

Train Stations: Paddock Wood 0.7 miles, Beltring 3.5 miles, Yalding 5.2 miles

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 15'3 (4.65m) narrowing to 12'2 (3.71m) x 11'1 (3.38m)

Kitchen/Dining Room: 17'2 x 10'2 (5.24m x 3.10m)

Conservatory: 8'7 x 7'10 (2.62m x 2.39m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'8 (4.17m) narrowing to 12'7 (3.84m) x 9'8 (2.95m)

Bedroom 2: 12'3 (3.74m) narrowing to 9'9 (2.97m) x 9'6 (2.90m)

Bedroom 3: 9'8 x 7'6 (2.95m x 2.29m)

Bathroom: 7'7 (2.31m) x 7'3 (2.21m) narrowing to 5'5 (1.65m)

OUTSIDE

Off Road Parking

Rear Garden

Side Garden

Call Paddock Wood - 01892 836877 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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