



Legg & Co
SALES AND LETTINGS

Allington Road |
Paddock Wood | TN12

MODERN FAMILY HOME | POPULAR LOCATION | BEAUTIFUL REAR GARDEN | THREE BEDROOMS | OPEN PLAN LIVING SPACE |

OFF ROAD PARKING

Guide price of £435,000 - £450,000 | Freehold

Legg & Co are delighted to offer for sale this beautifully presented light and airy semi detached house located on a popular road in Paddock Wood. The property has been well maintained throughout by the current vendors and comprises entrance hallway, modern kitchen with door to rear garden and double aspect large sitting/dining room with double doors onto the garden. To the first floor there is the master bedroom, further double bedroom, single bedroom and family bathroom. Outside the property has a beautiful garden which is a lovely size with two patio seating areas, wall and fence boundaries and two large sheds with power and light. There is side access to the front with a driveway for two cars. Paddock Wood boasts a wide variety of shops for every day needs to include Waitrose supermarket, butchers, bakers, Barsley's department store, library, large health centre, Putlands Sports Centre, primary school and Mascalls Academy secondary school with grammar stream. Main line station to London Charing Cross, Waterloo East, London Bridge, Ashford International, Dover Priory. Easy access to A21 which adjoins the





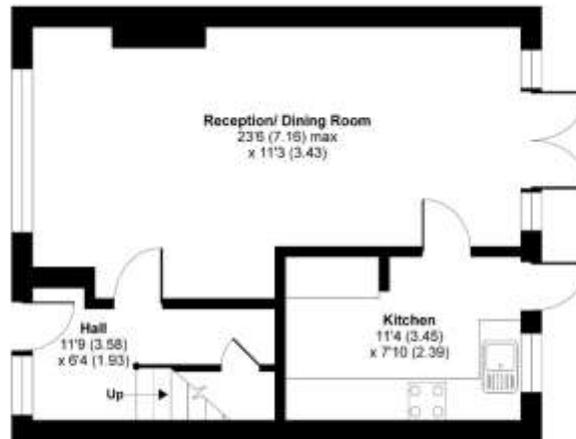
Allington Road, Paddock Wood, Tonbridge, TN12

Approximate Area = 886 sq ft / 82.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Globalcom 2011. Produced for Roland Legg Property Consultant. REF: 762222

Legg & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	81
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.