



Legg & Co
SALES AND LETTINGS

Siskin Gardens |
Paddock Wood | TN12

DETACHED FAMILY HOME | FOUR BEDROOMS | LARGE SITTING ROOM | DOUBLE GARAGE | GOOD SIZED REAR GARDEN |

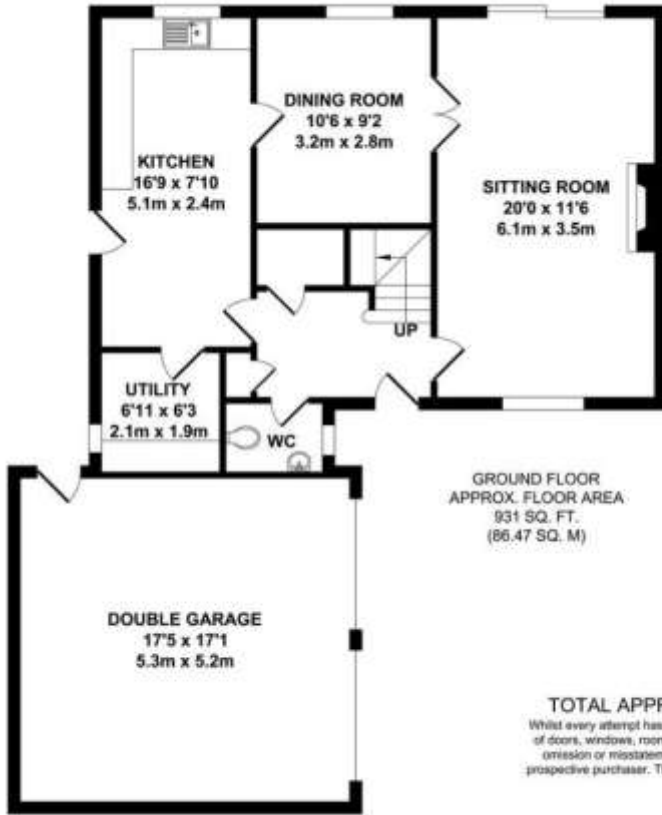
QUIET LOCATION

Guide Price £600,000 - £625,000 | Freehold

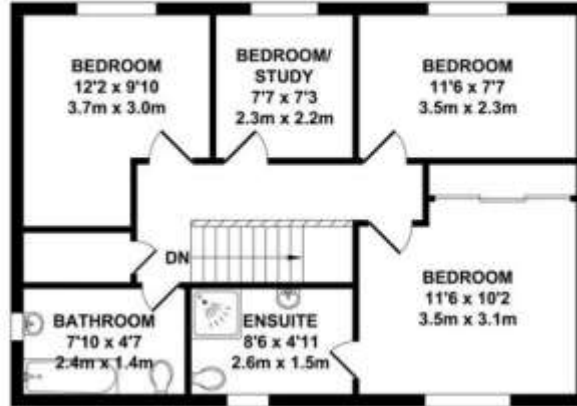
Legg & Co are delighted to offer for sale this very well presented four bedroom detached family home located in a popular close in Paddock Wood. The property offers spacious and naturally well lit accommodation comprising: entrance hallway, WC, large double aspect sitting room, dining room, modern kitchen/breakfast room and separate utility room. Stairs to first floor landing, Master bedroom with en suite shower room, two further double bedrooms, single bedroom and modern family bathroom. Outside the property has a good sized rear garden with areas of lawn and patio, access to the front, double garage with power and light plus rear access and 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 M25 orbital motorway. Viewing advised!







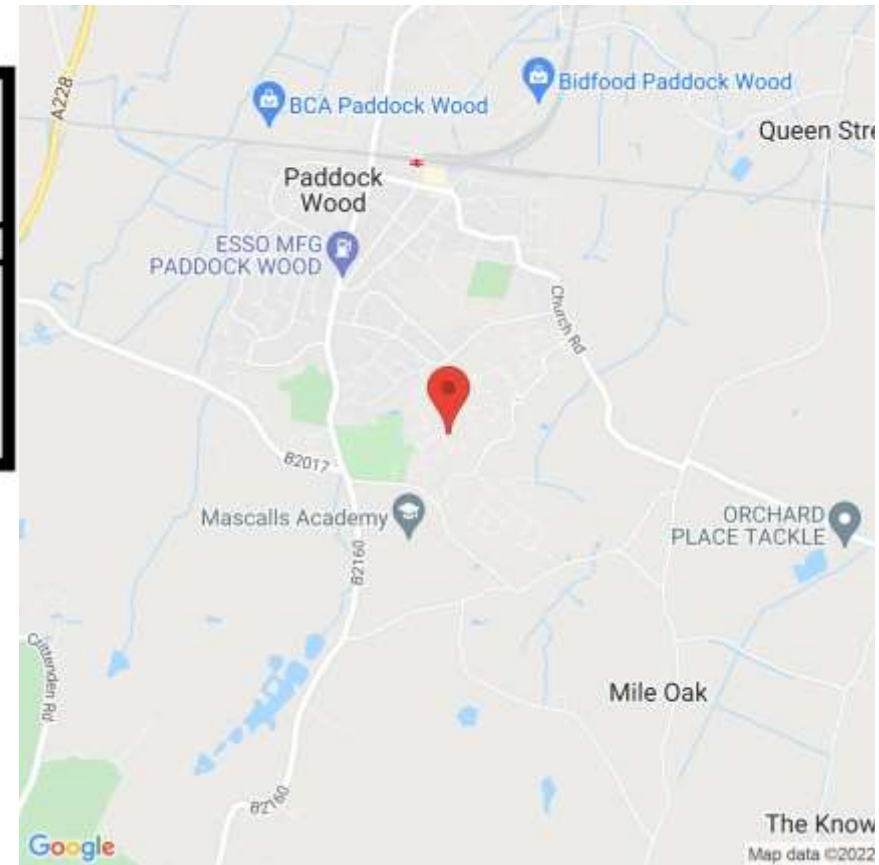
GROUND FLOOR
APPROX. FLOOR AREA
931 SQ. FT.
(86.47 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
584 SQ. FT.
(54.29 SQ. M)

TOTAL APPROX. FLOOR AREA 1515 SQ.FT. (140.76 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Red Hot Camera ©2017



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

