



142 Maidstone Road

Paddock Wood, Kent, TN12 6EB

Batcheller
Monkhouse

Our Corner of England

142 Maidstone Road

An excellent new development of six terraced houses finished to a high specification with adaptable accommodation over three floors with impressive first floor sitting rooms and good sized west facing gardens.

Ground Floor

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room

First Floor

- Sitting Room
- Bathroom
- Bedroom

Second Floor

- Bedroom with En Suite Shower Room
- Bedroom

Outside

- Landscaped Garden
- Car Port
- Parking



DESCRIPTION

The properties are built by the highly regarded Whelan Homes with excellent attention to detail. Set back from the Maidstone Road, they are conveniently positioned in the town with Paddock Wood main line station 0.6 of a mile distant.

The **main** features of the properties include:

- **Entrance porch and hallway** with understairs cupboard and **cloakroom** to one side.
- **Kitchen/dining room** with a good range of flush Kreider units with laminate working surfaces, Bosch integrated appliances including oven, induction hob, microwave, fridge/freezer, washer/dryer and dishwasher. Sliding doors open to the rear garden.
- First floor excellent **sitting room** with broad picture window to the rear, **bedroom** with two windows to the front and **bathroom** with an Ideal Standard suite with Aqualisa chrome fittings, thermostatic shower and heated chrome towel rail.
- Second floor **bedroom** with dormer window to the rear, **en suite shower room** and **further bedroom** with dormer to the front.
- **Interior finishes** - Porcelanosa ceramic wall and floor tiling to cloakroom, bathroom and shower room.

Laminate flooring to kitchen/dining area and hall. Carpets to remainder of house. White finished skirting and architraves.

44mm thick white finished solid core doors, together with chrome door furniture. Sliding door from kitchen/dining area to rear garden.

- **Heating** - Conventional gas central heating with radiators. Pressurised hot and cold mains pressure water system. Worcester Bosch boiler. Sonair ventilation units in front bedrooms.
- **Electrical and lighting** - Openreach fibre broadband installed, subject to subscription by purchaser with fibre broadband provider. Provision for car charging facility for future connection by purchaser, if required. Freeview television system with TV points in living room and all bedrooms.
- **Security and Peace of Mind** - UPVC double glazed windows (PAS 24 certified) Mains operated smoke, carbon monoxide and heat detectors. Multi-point locking system to front door.
- **Aftercare** - 10 year LABC Warranty. 2 Year J P Whelan Homes Warranty.



OUTSIDE

To the front of the property is a block paved forecourt, car port and parking space. The rear garden has a paved terrace and is laid to lawn with timber fencing. There is also an external tap and double electric socket.

AMENITIES

Local: Paddock Wood town centre is 0.5 of a mile distant offering a good range of shops including Waitrose supermarket, butchers, bakers and Barseleys department store.

Towns: For more comprehensive amenities and shops Tunbridge Wells (7 miles), Tonbridge (6.2 miles) and Maidstone (11 miles).

Transport: Paddock Wood Station (0.6 of a mile).

Schools: Paddock Wood Primary Academy and Mascals Academy.

Leisure: Putlands Sports Centre.

DIRECTIONS

From Paddock Wood town centre head south down Commercial Road turning left at the end, continue for 0.2 of a mile where the properties are on the right hand side.

What3Words: breezes.tearfully.date

Additional Information

Management Company: Estimated budget £510 PA per property

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): All mains services connected.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. **EPC:** B **Council Tax Band:** TBC

Agents Note: Internal photographs are of the show house.

PRICE GUIDE £425,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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Approximate Area = 1135 sq ft / 105.4 sq m (excludes carport)

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 1141 sq ft / 105.9 sq m

For identification only - Not to scale

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

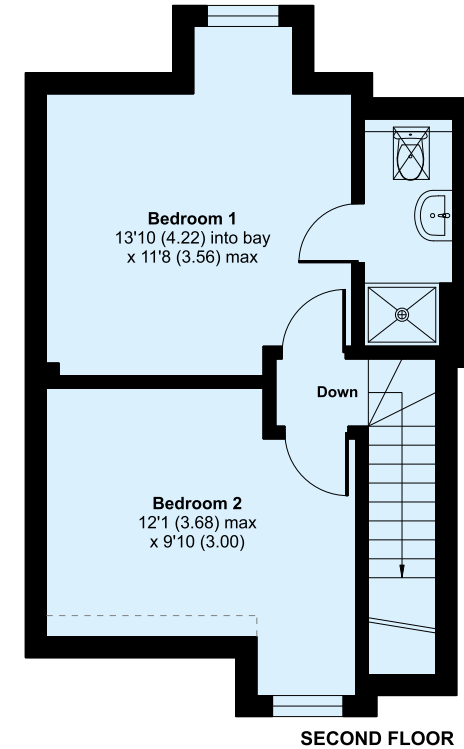
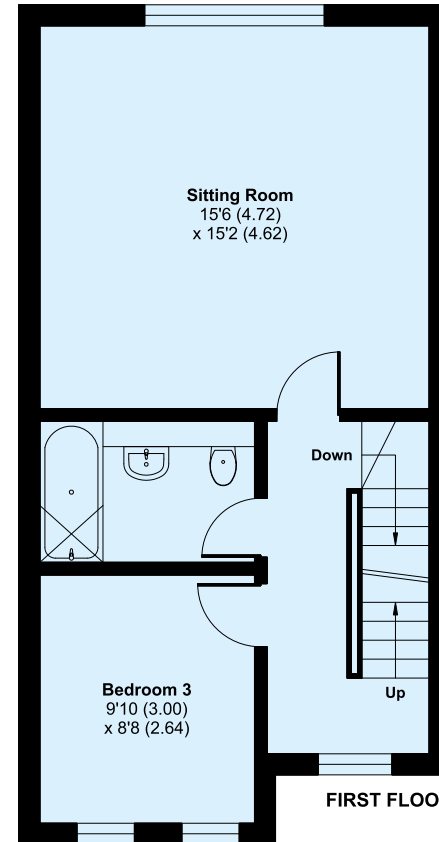
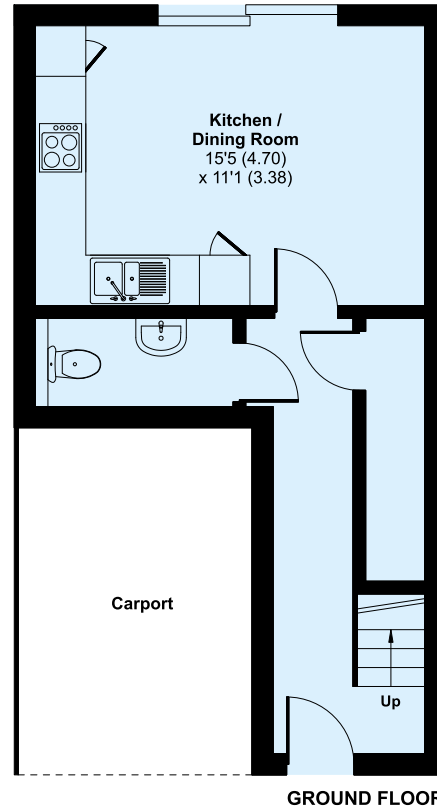
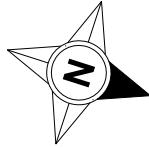
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Batcheller Monkhouse. REF: 922534