



65A Ringden Avenue, Paddock Wood, Tonbridge, Kent TN12 6EF
Guide Price: £485,000 - 500,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Detached Modern Family House
- *Desirable Residential Area *EV Charge Point
- *Three Double Bedrooms
- *Sitting Room with Bi-fold doors onto Garden *Dining Room
- *Modern Kitchen/Breakfast Room *Cloakroom *Off Street Parking
- *Wheelchair Accessible *Established Front Garden & Driveway
- *South Facing Rear Garden with further parking

Description

This attractive modern four-bedroom detached family home, built in 2016, is tucked away within a quiet residential cul-de-sac, conveniently positioned for the mainline station, local schools and everyday amenities. Offering versatile and well-proportioned accommodation, the property includes three double bedrooms and a fourth single bedroom, while also benefiting from wheelchair-accessible design features. Modern bi-fold doors open onto the bright, south-facing landscaped rear garden, creating a wonderful space for family living and entertaining

Accommodation

- This delightful and well-presented property is approached via an attractive block paved pathway and enjoys a generous wrap-around front garden. There is an off street gravel driveway providing convenient parking, complete with an EV charging point and practical bin storage area.
- The stylish entrance hallway offers a welcoming introduction to the home and provides useful built-in storage, along with housing for the boiler. A contemporary cloakroom is fitted with a WC, pedestal wash hand basin, heated towel rail and attractive wood-effect laminate flooring.
- The spacious dual aspect kitchen/breakfast room is fitted with a comprehensive range of white wall and base mounted units incorporating cupboards and drawers, complemented by sleek dark worktops and colourful tiled splashbacks. There is ample space and plumbing for a washing machine, dishwasher and American-style fridge freezer, while cooking facilities include a Bosch eye level double oven and five burner gas hob with extractor hood above. A sink positioned beneath the window enjoys an outlook over the front garden, and the room further benefits from a combination of ceramic tiled flooring, together with ample space for a breakfast table or informal dining area.
- The bright sitting room enjoys a lovely outlook over the rear garden, with bi-fold doors opening directly onto the sunny patio, creating an excellent connection between indoor and outdoor living. A charming log burner with wooden mantle creates an attractive focal point, complemented by wood-effect laminate flooring. The sitting room flows through to the dual-aspect dining room, a versatile additional reception space that could equally serve as a playroom, snug, home office or family room depending on individual requirements.
- The first-floor landing provides access to all bedrooms and the family bathroom, while a hatch gives access to the boarded and insulated loft space, offering excellent additional storage potential.
- The tastefully decorated principal bedroom is a comfortable double room positioned at the rear of the property, enjoying pleasant views over the garden and offering ample space for wardrobes and additional furniture. Two further generously proportioned double bedrooms are situated at the front of the property, both finished with neutral carpets and offering plenty of storage potential.



The fourth bedroom is a bright dual aspect single room currently utilised as a home office, demonstrating the flexibility of the accommodation and making an ideal study, nursery or hobby room.

- The family bathroom is fitted with a modern white suite comprising a bath with overhead shower, WC and pedestal wash hand basin with wall-mounted vanity storage. Additional features include a heated towel rail, attractive half height neutral tiling and ceramic tiled flooring, creating a clean and contemporary finish.
- The delightful south facing rear garden has been thoughtfully landscaped to provide an enjoyable outdoor space. Featuring a block-paved patio, an area of lawn, established shrub and flower borders, garden shed and useful side access, the garden offers both practicality and privacy. A raised hardstanding area to the rear, accessed via double gates, provides valuable additional parking.
- All main services. Gas central heating. Double glazed windows.
- Council Tax Band: E – Tunbridge Wells
- EPC: B

Situation

Paddock Wood is a thriving town in the heart of Kent that perfectly blends countryside charm with modern convenience. Surrounded by beautiful orchards and hop farms, it offers a welcoming community ideal for families and professionals alike. The town provides a wide variety of shopping facilities, including a large Waitrose, Tesco, and Jemson store with a Post Office. You'll also find a traditional baker, opticians, dry cleaners, coffee shops, and even a department store, ensuring everything you need is right on your doorstep. For those commuting to the Capital, Paddock Wood boasts a mainline railway station with direct services to London Charing Cross, Cannon Street, and London Bridge, making travel quick and convenient. The town also offers easy access to major roads, including the A21 and A228. Families benefit from both primary and secondary schools, including Paddock Wood Primary Academy and Mascalls Academy, as well as specialist and independent options nearby. Safe, welcoming neighbourhoods, parks, and playgrounds make Paddock Wood perfect for family life. The larger towns of Tonbridge and Tunbridge Wells are just a short drive away, offering even more shopping, dining, and leisure opportunities



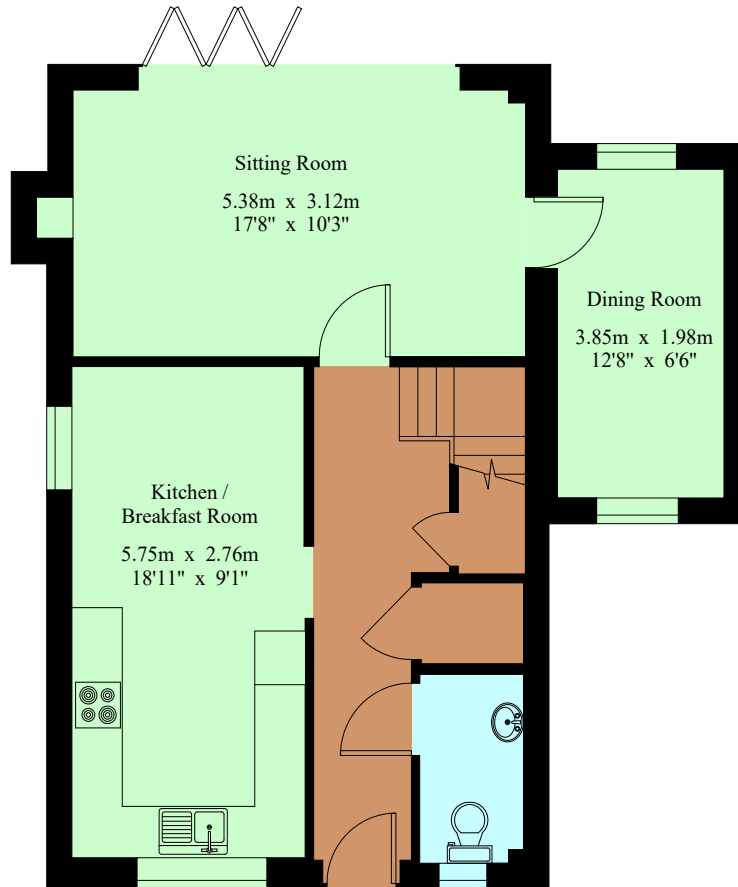
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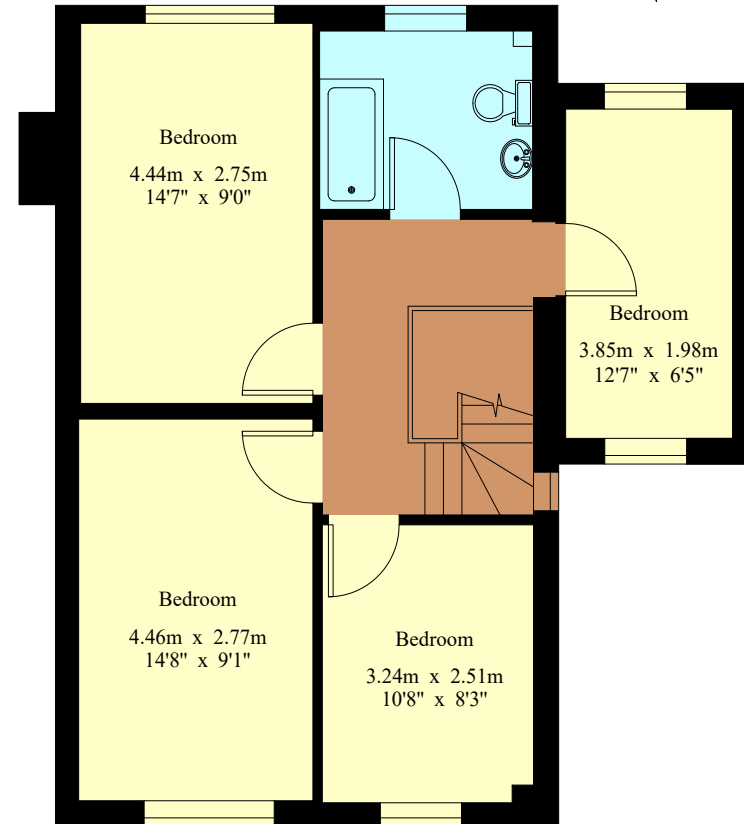
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

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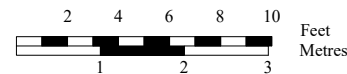
Gross Internal Area : 116.9 sq.m (1258 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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