



15 Dumbrell Drive, Paddock Wood, Tonbridge, Kent, TN12 6FR

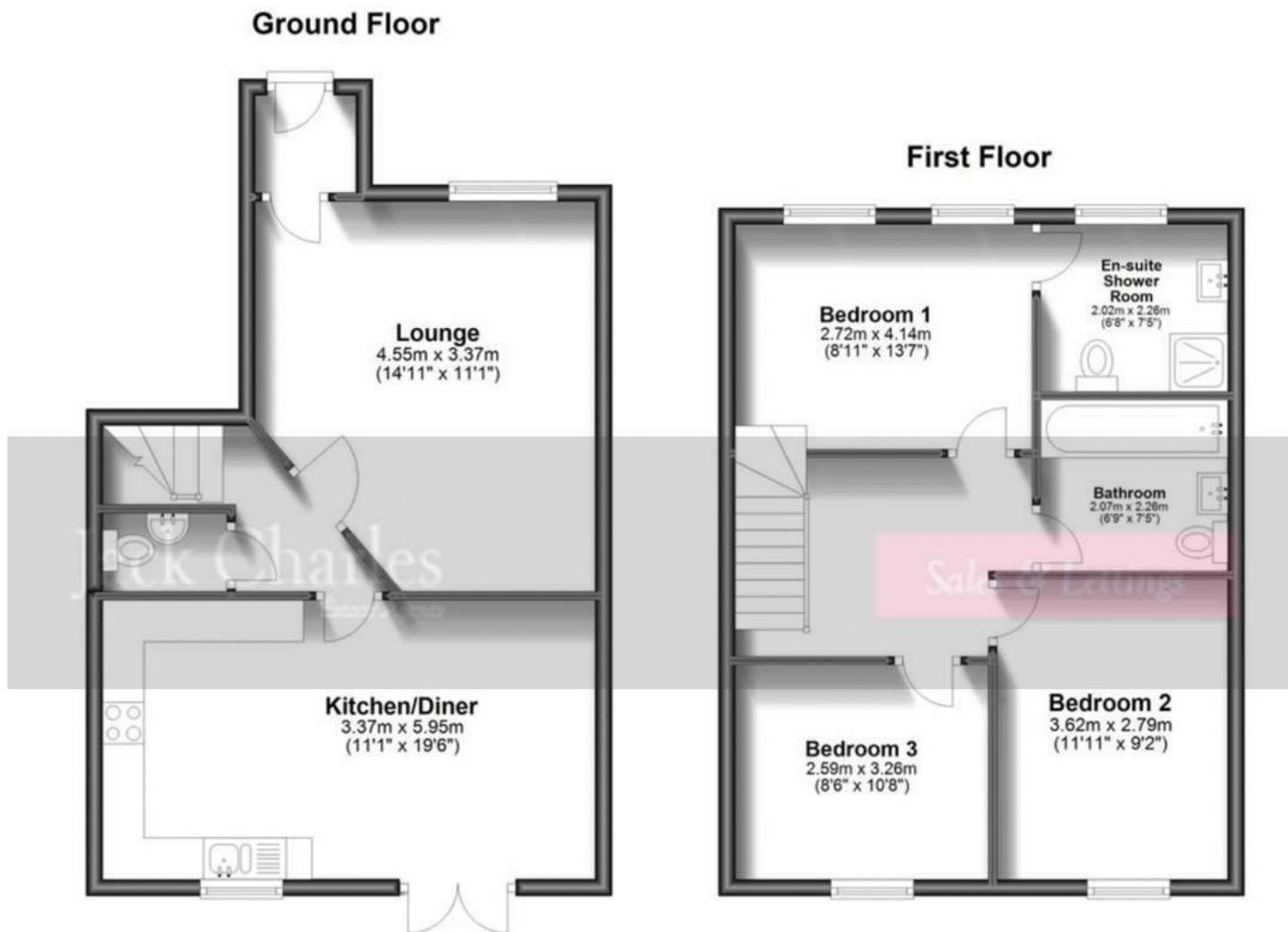
Guide Price £469,950

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached House
- Three Bedrooms
- Lounge
- Garage
- Recently Built
- Two Bathrooms
- Garden & Parking
- 6 Years Remaining New Build Warranty
- Kitchen / Dining Room
- Detached Gym

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
92 plus	A		94
81-91	B	83	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

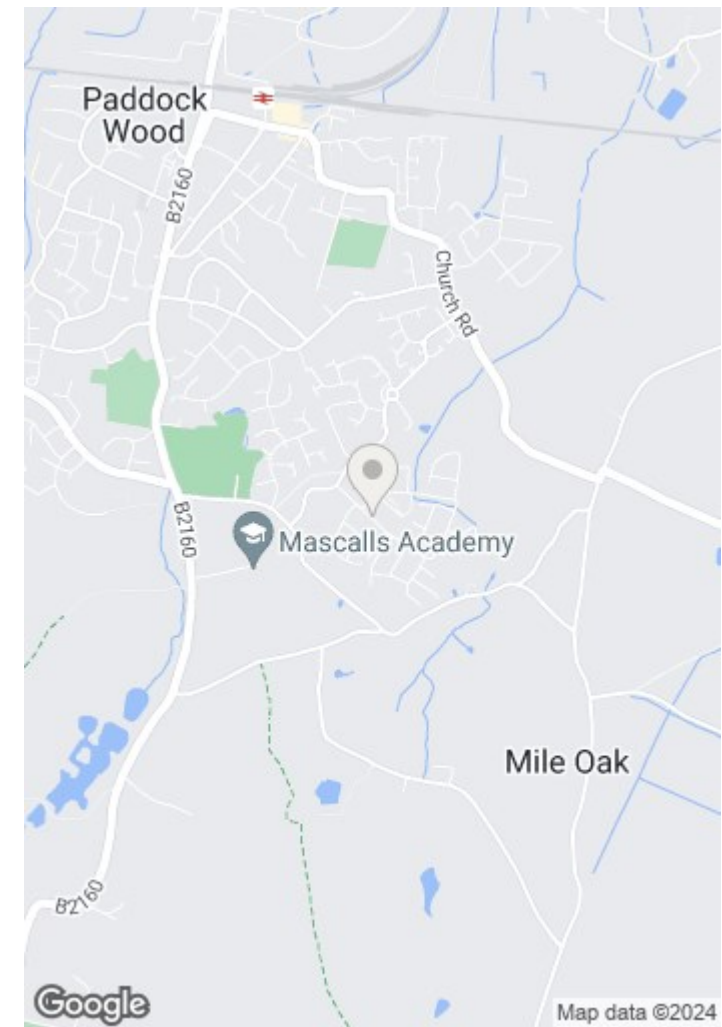
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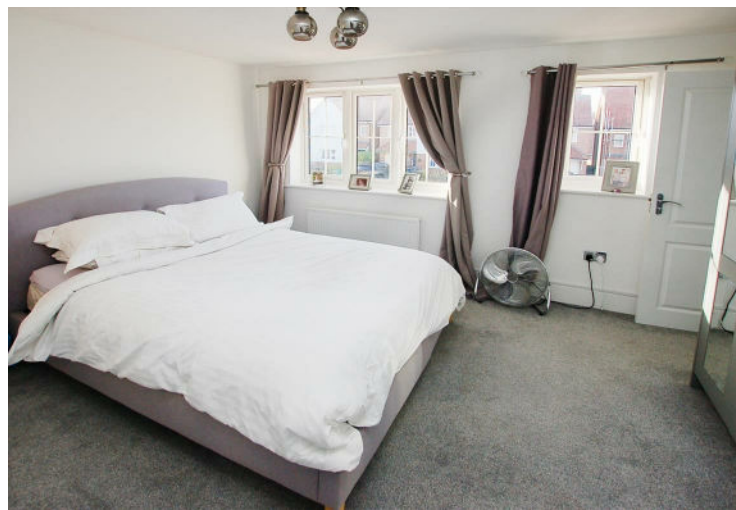
To Be Sold

Jack Charles are delighted to offer for sale this stunning modern three bedroom semi-detached home situated on the new Mascalls Grange development in a sought after area of Paddock Wood. Internally you enter into a small hall which leads to a spacious lounge with a window to the front and a doorway leading to an inner hallway with stairs to first floor and access to the kitchen/diner and cloakroom. The kitchen / breakfast room has doors leading out to the rear garden and has space for appliances. To the first floor there are three bedrooms and a family bathroom, bedroom one benefits from an en-suite shower room. Outside to the front is a drive with parking for 2 cars to the front of the garage, power points and side access to a private rear garden with a large outbuilding which was purposely designed for the purposes of a gym, therapy studio with cushioned flooring, fitted mirrors, the equipment could be purchased by separate negotiations.

Paddock Wood

Paddock Wood is a desirable small town which provides big brand shops as well as small local businesses and secondary and primary schools. The property is well located for those who need to commute as it is close to the mainline station with fast links to London Bridge and Charing Cross. There is also the excellent 'A' road network which provides easy access to the M20/A21 and beyond. Paddock Wood lies between the larger towns of Tonbridge and Tunbridge Wells, with its larger shopping amenities and grammar and private schooling.





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Sales & Lettings

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