



THE SHIRES, PADDOCK WOOD,  
£200,000



WOOD & PILCHER



## The Shires, Paddock Wood,

**FREEHOLD HOUSE with garden and parking, short walk to town and station. Chain free and ready to move into right away. Perfect for investor, commuter or that first step on the property ladder. BUY TO LIVE IN OR BUY TO LET (rental yields available on request).**



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BRANCHES AT CROWBOROUGH, HEATHFIELD, TUNBRIDGE WELLS,  
SOUTHBOROUGH, TONBRIDGE & ASSOCIATED LONDON OFFICE

**SITUATION** The small thriving country town of Paddock Wood was historically regarded as the centre of the hop growing industry in Kent, the nearby Hop Farm supplying much of the hops used by London breweries in the 19th and 20th Centuries. Held to be the largest collection of Victorian oast houses in the world, this iconic and historic landmark continues to thrive today as a family park and venue for weddings, events, festivals and shows. The mainline station offers a fast and frequent service to London and the coast and the local educational facilities cover all ages from Bumble Bees Nursery to primary and through to secondary schooling. The shopping amenities are a real blend of local independent retailers and big brands; four banks, Waitrose and Tesco Local supermarkets and a Costa are juxtaposed with a local post office, newsagents, hardware store, butcher, baker,



Barsleys department store, restaurants, cafes and hairdressers to name but a few. Other local facilities include Putlands Sports Centre, Woodlands Health Centre, dentists, veterinary surgery and a library. The nearby larger towns of Tonbridge, Maidstone and Royal Tunbridge Wells, with the famous Pantiles, all offer an even wider range of amenities, retail therapy opportunities and nightlife, being a short drive or bus ride away at approximately 6, 7 and 11 distant respectively.

**ENTRANCE HALL** Window, radiator, deep cloaks cupboard with shelving and hanging space.

**SITTING ROOM** Double aspect with windows to front and side, radiator, dining area with second radiator.

**KITCHEN** Window to side, tiled floor, part-tiled walls, radiator, range of eye and base level units incorporating single drainer stainless steel sink unit with mixer tap, space for cooker, washing machine and fridge-freezer.

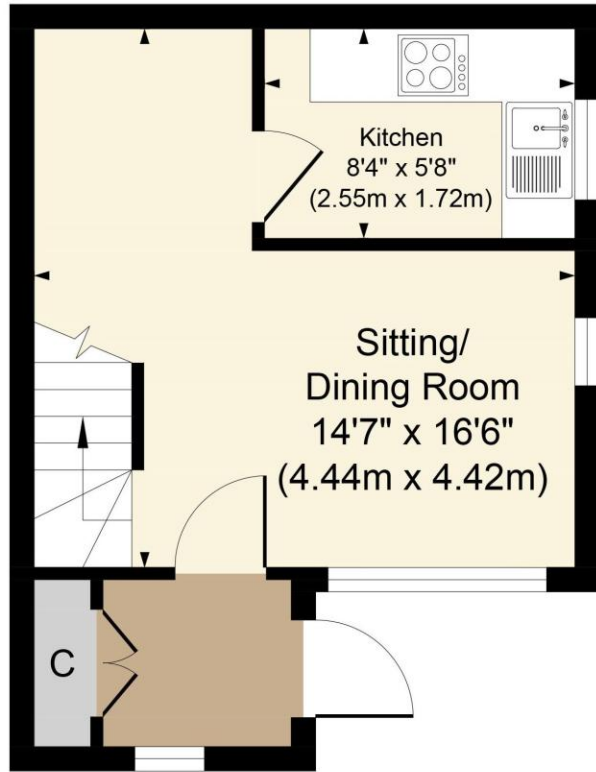
**FIRST FLOOR LANDING** Airing cupboard, loft access.

**BATHROOM** Obscure window, part-tiled walls, radiator, low level wc, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment.

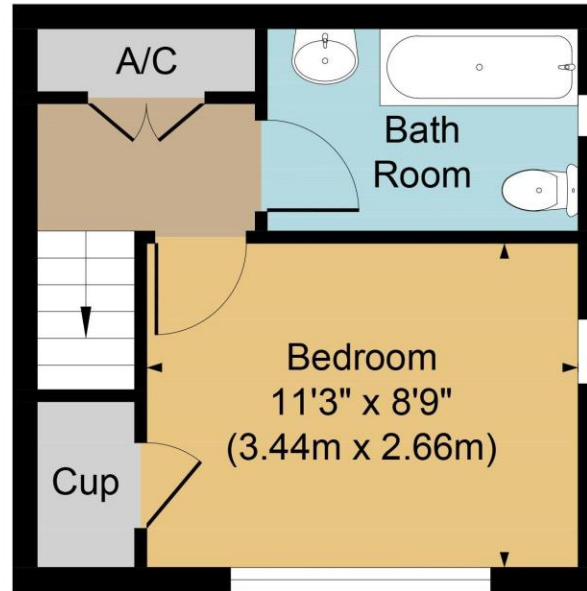
**BEDROOM** Double aspect with windows to side and front, radiator, built-in wardrobe.

**OUTSIDE** Low maintenance paved garden with wooden shed, allocated parking space, further visitors' space.





**Ground Floor**



**First Floor**

	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>	74	75
(54-68) <b>D</b>		
(39-53) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Approx. Gross Internal Floor Area 455 sq. ft / 42.35 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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