



Legg & Co
SALES AND LETTINGS

Mount Pleasant | Paddock Wood
Kent | TN12

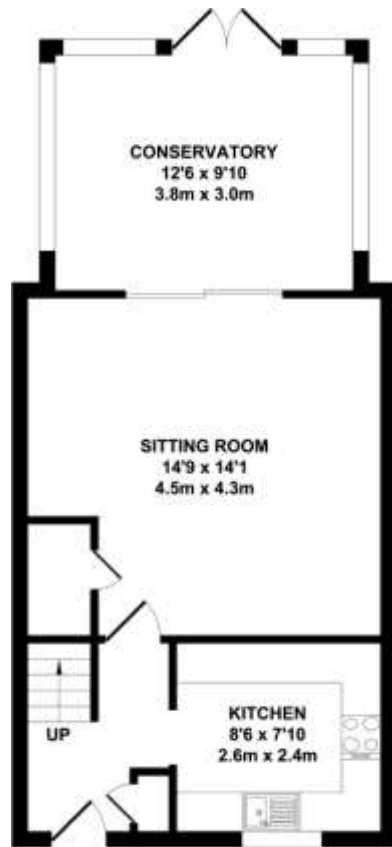
NO FORWARD CHAIN | PARKING AND GARAGE | WELL PRESENTED THROUGHOUT | TWO DOUBLE BEDROOMS | LARGE LIVING SPACE | CLOSE TO TOWN CENTRE

Guide price of £335,000 - £350,000 | Freehold

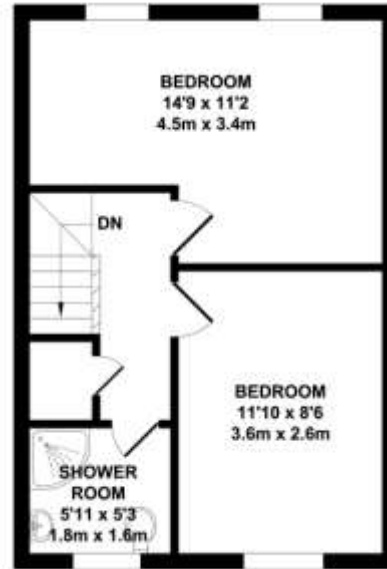
Legg and Co are delighted to offer for sale this very well presented mid terraced property located in a popular area of Paddock Wood. The property comprises of an entrance hallway with storage cupboard, modern fitted kitchen with ample wall and base units and fitted appliances, large sitting room with under stairs cupboard and doors to conservatory which has an insulated roof making it a useable room all year. To the first floor there is the Master bedroom with dressing area, further double bedroom and a modern family bathroom. Outside the property has a good sized rear garden with areas of patio and grass, rear access and a garage with parking in front. 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.







GROUND FLOOR
APPROX. FLOOR AREA
 456 SQ. FT.
 (42.38 SQ. M)



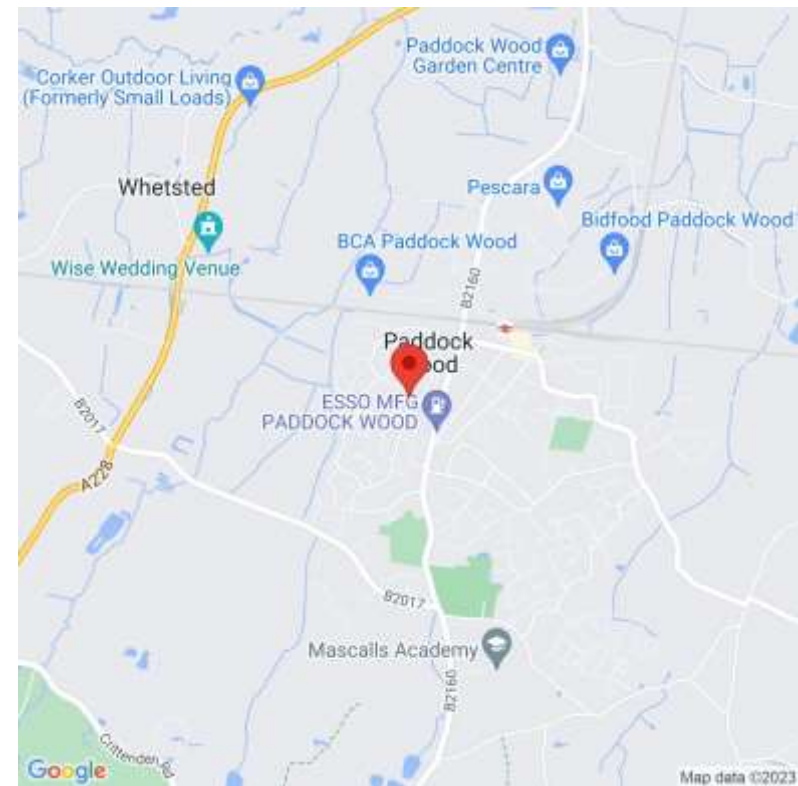
FIRST FLOOR
APPROX. FLOOR AREA
 329 SQ. FT.
 (30.60 SQ. M)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (72.98 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.
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Legg & Co Property Limited

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	74	
(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	

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.