



Legg & Co
SALES AND LETTINGS

Tutsham Way | Paddock Wood
| TN12

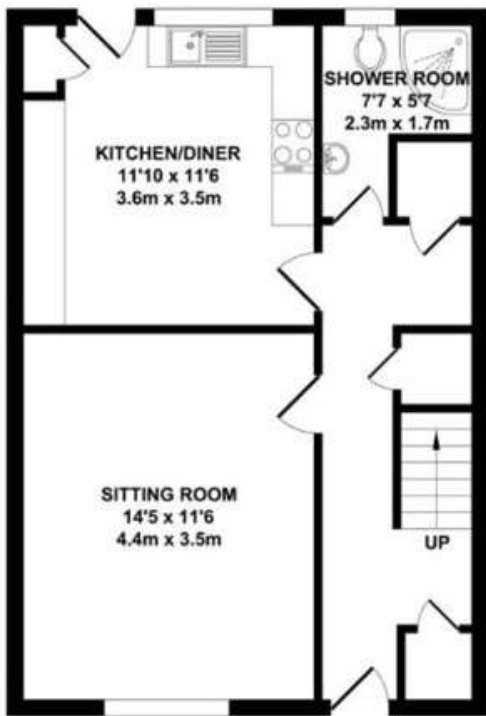
THREE BEDROOM PROPERTY | WELL PRESENTED THROUGHOUT | TWO BATHROOMS | DRIVEWAY TO FRONT | CLOSE TO TOWN CENTRE | EPC RATING ?

Offers over £360,000 | Freehold

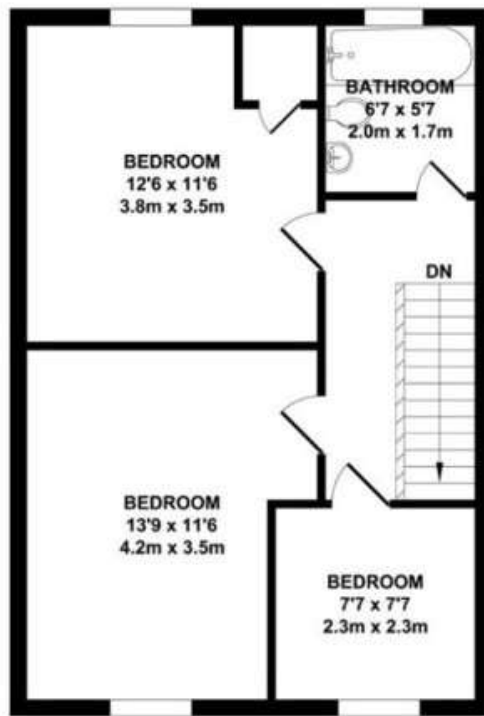
Legg and Co are delighted to offer for sale this very well presented mid terraced property located in a popular area of Paddock Wood. The property comprises of an entrance hallway with multiple storage cupboards, modern fitted kitchen with ample wall and base units plus space for a dining table, large sitting room to the front and a modern downstairs shower room. To the first floor there is the Master bedroom, further double bedroom, single bedroom and family bathroom. Outside the property has a large Westerly facing garden with areas of patio and grass, rear access and a good size driveway. 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. We strongly advise booking to view!!







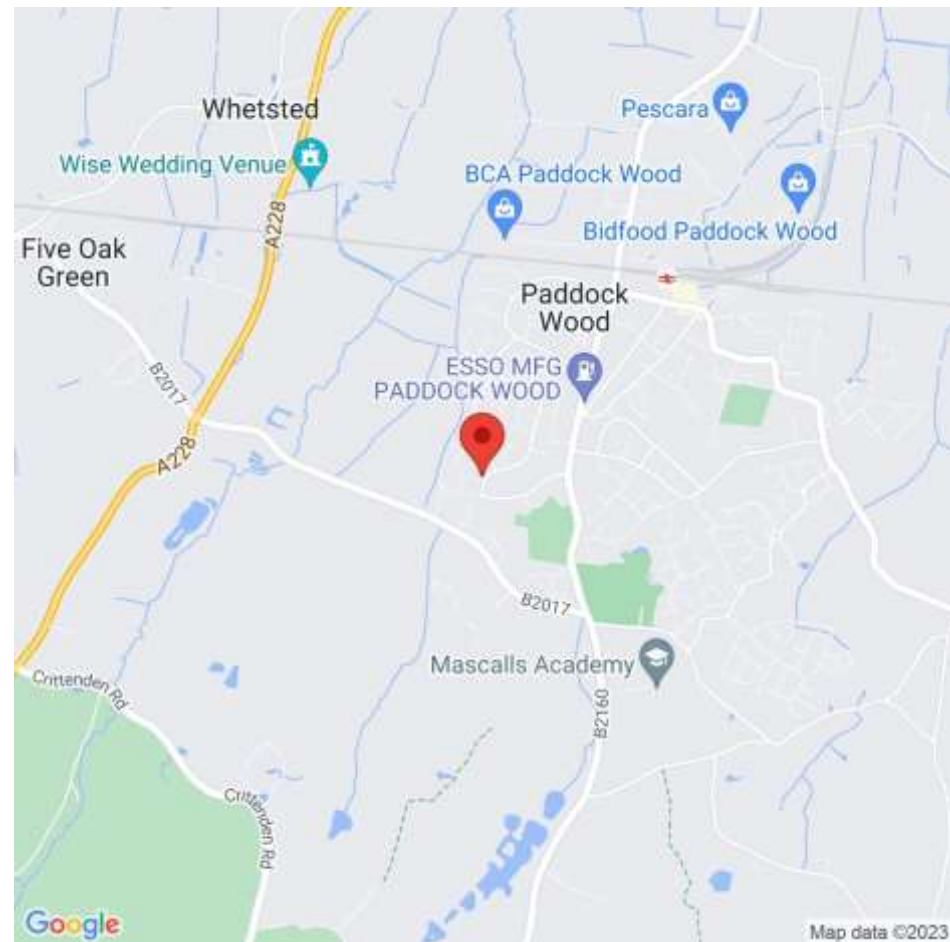
GROUND FLOOR
APPROX. FLOOR AREA
471 SQ. FT.
(43.74 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
471 SQ. FT.
(43.74 SQ. M)

TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.48 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(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	