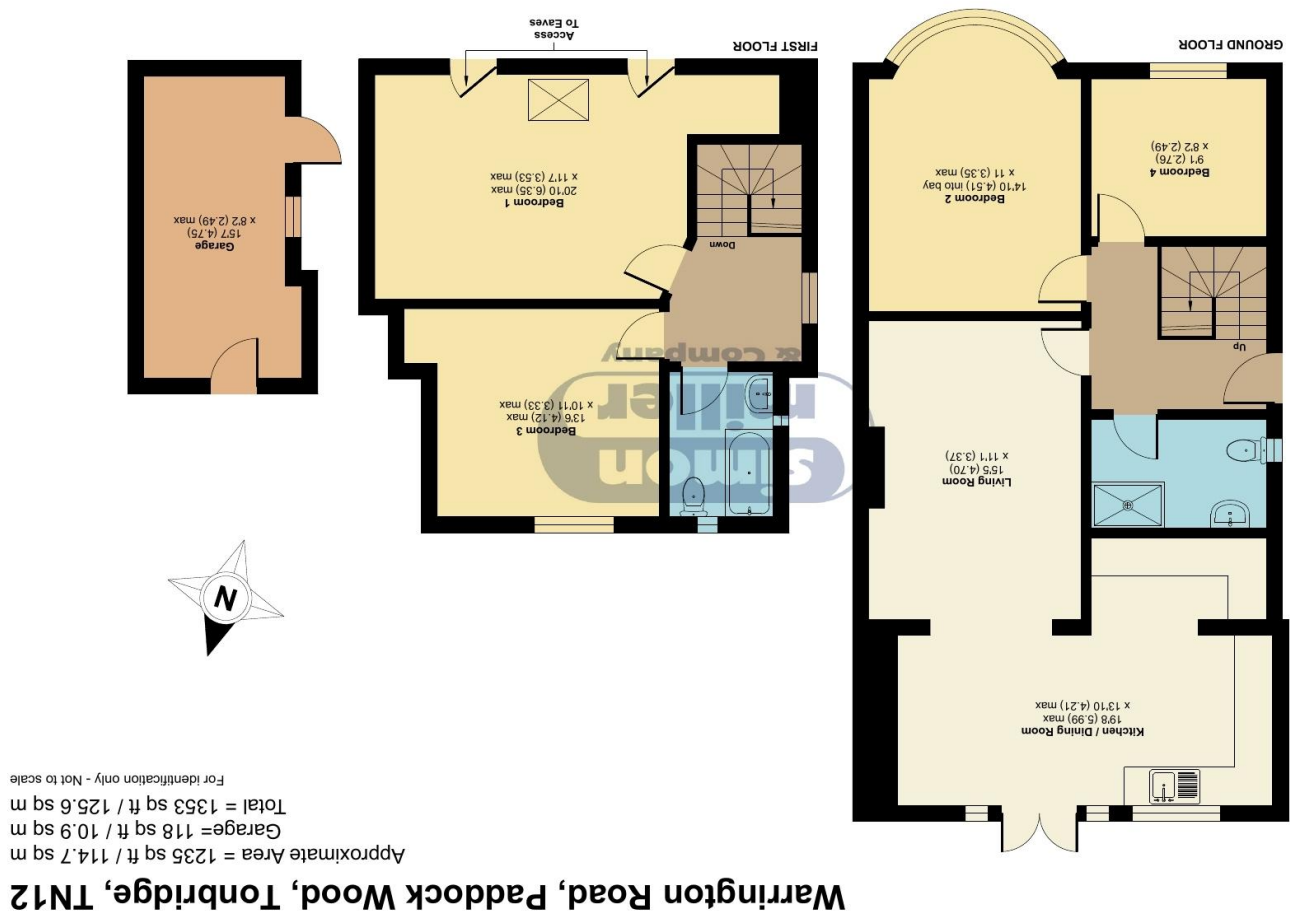


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nhcocom 2025.
Produced for Simon Miller & Company, REF: 1372771



45 Warrington Road, Paddock Wood, Kent, TN12 6HN

GUIDE PRICE: £525,000-£550,000

EPC RATING: C





Situated in a highly sought-after location within walking distance of Paddock Wood's mainline train station and High Street, this beautifully extended semi-detached dormer bungalow offers spacious and versatile living accommodation ideal for couples, downsizers, or small families alike.

The property has been thoughtfully extended and improved to create a light and airy home with modern living in mind. The ground floor features a generous open-plan living and dining area with direct access to the rear garden — perfect for entertaining or relaxing. The extended kitchen is well-appointed with ample storage and workspace, designed to make the most of the property's footprint. There are also two further bedrooms plus a showeroom to the downstairs accommodation.

Upstairs, there are two good sized bedrooms and a family bathroom, providing a private and peaceful retreat away from the main living areas.

Outside, the home enjoys a driveway to the side offering off-road parking, while the rear garden is mainly laid to lawn with a patio area, a garage/workshop, ideal for outdoor dining and enjoying the warmer months.

Located in a convenient and popular area, 45 Warrington Road offers easy access to local shops, cafés, schools, and excellent transport links, including direct train services to London and the surrounding towns. Please contact the office to arrange a look inside.

**Freehold
EPC: C
Council Tax: D
Full Fibre Broadband Available Now**



- **An extended semi-detached dormer bungalow**
- **Two bedrooms & bathroom to the first floor**
- **An extended kitchen/dining room**

- **Walking distance to train station and High Street**
- **Pleasant rear garden and driveway to side**
- **Ready to View Now**

1H29/3151025

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

MR0856/180615/050815/051015LE

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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