



Hale Street

East Peckham TN12 5JB

Offers Over £450,000



COUNTRY HOMES

East Peckham TN12 5JB

KHP Country Homes are delighted to bring to the market this 3 bedroom semi-detached converted barn.

Situated in the popular village of East Peckham, close to local shops, including a Butchers, Chemist, and Cafe/Wine Bar. There is also a Primary School plus the larger town of Paddock Wood approximately two miles away which offers Mascalls Academy and a wider variety of shopping facilities including a Waitrose store. There is also a Mainline Station into Charing Cross.

As you can see from the floor plan, this delightful home comprises an entrance hallway and downstairs cloakroom. There is a generous size, double aspect sitting room/dining area with double doors leading out to the front garden. This offers a superb space for entertaining or enjoying the outlook over the well-maintained garden.

The large kitchen offers plenty of cupboard space plus an electric oven, gas hob and extractor and ample room for under counter fridge, dish washer and washing machine and door leading out onto the patio area.

Upstairs, the property has been sympathetically converted with beautiful beams in all three bedrooms and a family bathroom offering bath with shower over, wash hand basin and WC.

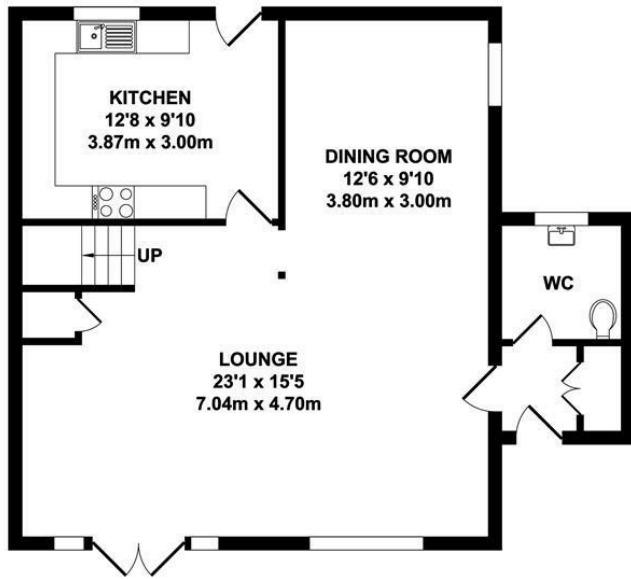
Externally, the property benefits from a garage and two parking spaces. As you can see from the photos, the outside space wraps around three sides of the property with a mature, well maintained front garden and a secluded, rear patio area, perfect for enjoying your morning coffee. There is a further area to the side of the property which would offer the ideal space for a vegetable patch or to enjoy the wild flowers which are currently blooming.

Further features and benefits of this property include solar panels on the rear roof, a new boiler and loft insulation installed in 2023.

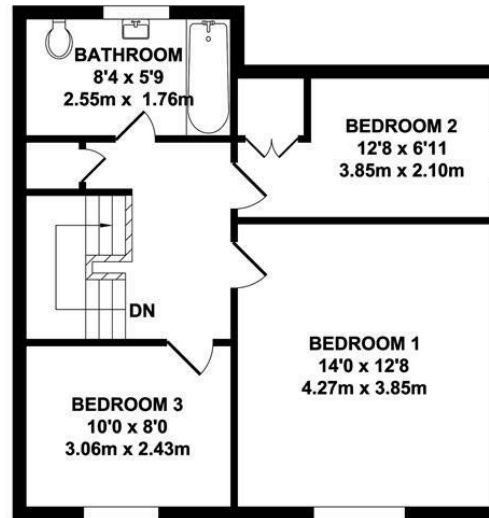
Early viewing is highly encouraged to appreciate all this elegant property has to offer.

- Beautiful 3 bedroom barn conversion
- Sought after village location
- Large 'L' shape living/dining room
- Kitchen
- Family bathroom
- 3 generous size bedrooms
- Solar Panels
- Private rear courtyard
- Mature garden
- Paddock Wood mainline station close by

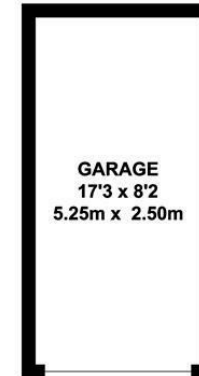




GROUND FLOOR
APPROX. FLOOR AREA
605 SQ.FT.
(56.20 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
521 SQ.FT.
(48.38 SQ.M.)

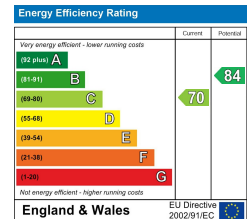


GARAGE
APPROX. FLOOR AREA
141 SQ.FT.
(13.12 SQ.M.)

TOTAL APPROX. FLOOR AREA 1267 SQ.FT. (117.70 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. 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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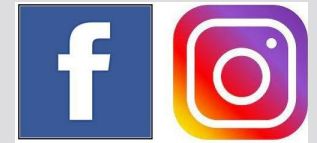
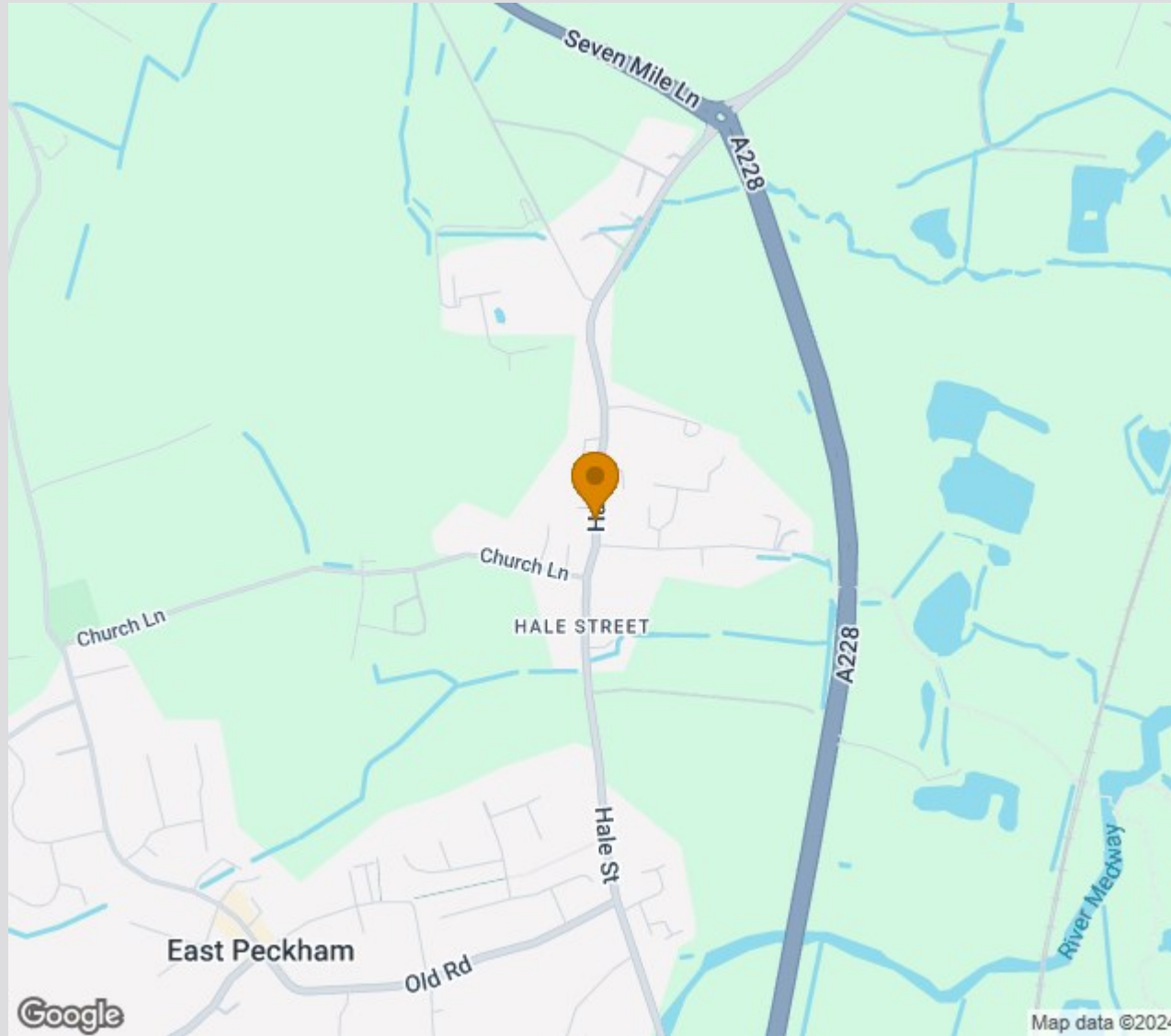




Location Map

Tenure: Freehold

Council tax band: E



TO VIEW CONTACT:

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