



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**Pound Road, East Peckham**

Tonbridge, Kent, TN12 5BJ, TN12 5BJ

**£425,000**



# Pound Road, East Peckham

Tonbridge, Kent, TN12 5BJ, TN12 5BJ

## Key Features

- Three Bedroom Detached Family Home
- Garage and Off-Road Parking
- Newly Fitted Kitchen
- New Gas Central Heating and Double Glazed Windows
- Primary Bedroom with Built in Wardrobes
- Situated Close to Local School and Amenities

## Description

Well maintained three bedroom detached family home, situated on a corner plot in a quiet residential location.

The family home comprises entrance hall, dual aspect living room opening through to the dining room with french doors to the rear garden, a newly fitted kitchen with integrated appliances, downstairs cloakroom, primary bedroom with built in wardrobes, a second good size second bedroom, third bedroom and shower room.

The property also benefits from a private block paved rear garden, garage with parking in front, new double glazed windows throughout and a new gas combi boiler.



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## Location

East Peckham is a well situated village and provides easy access to local shops and a Primary school. The property is ideal for those who need to commute as the excellent 'a' road network provides easy access to the M20 and beyond. The village lies between the larger towns of Tonbridge and Paddock Wood, both offering mainline station, larger supermarkets and Secondary school.

■ EPC Rating D

■ Council Tax Band E

■ Tonbridge and Malling  
Borough Council

■ For Broadband Speed Refer to  
Ofcom Website

For all Viewings and Enquiries contact:



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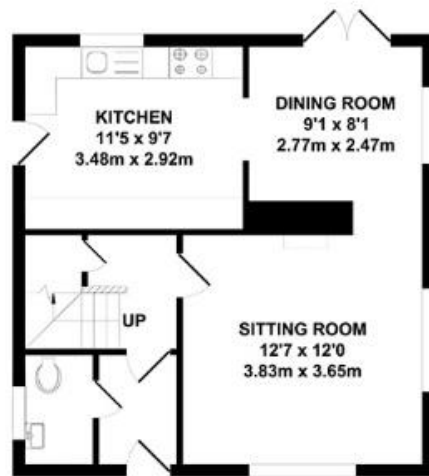
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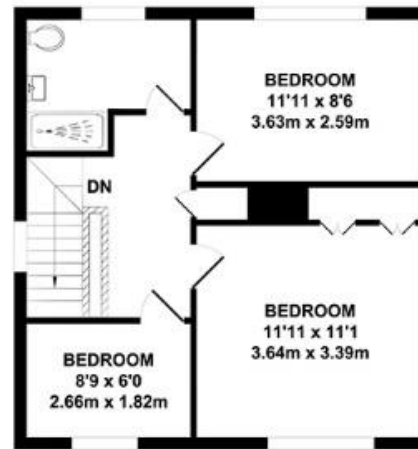




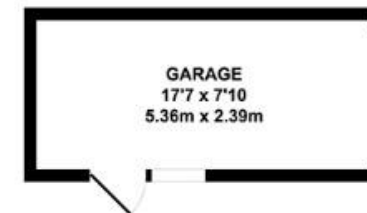
# Floorplan and Dimensions



GROUND FLOOR  
APPROX. FLOOR AREA  
457 SQ.FT.  
(42.48 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
454 SQ.FT.  
(42.15 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
138 SQ.FT.  
(12.81 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.44 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.

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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