



101 Old Road, East Peckham, Tonbridge, Kent, TN12 5EW *Jack Charles*

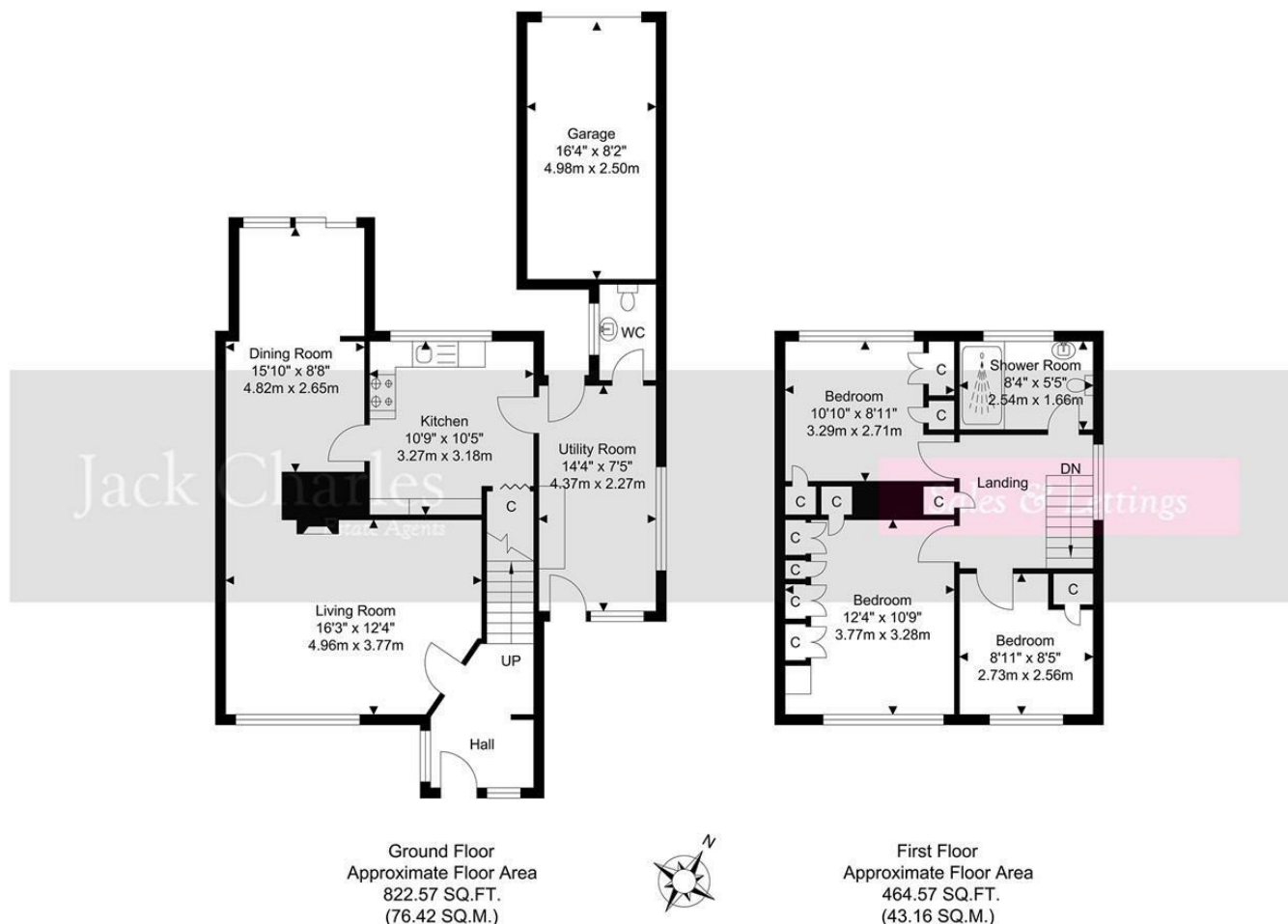
Guide Price £440,000 - £460,000

**Jack Charles**  
Estate Agents

*Sales & Lettings*

- Extended Semi Detached House
- Dining Room
- Family Shower Room
- Three Bedrooms
- Kitchen
- Garage & Parking
- Living Room
- Separate Uity Room & WC
- Beautiful Landscaped Gardens

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor  
Approximate Floor Area  
822.57 SQ.FT.  
(76.42 SQ.M.)

First Floor  
Approximate Floor Area  
464.57 SQ.FT.  
(43.16 SQ.M.)

TOTAL APPROX FLOOR AREA 1287.14 SQ. FT / 119.58 SQ. M  
For Identification Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

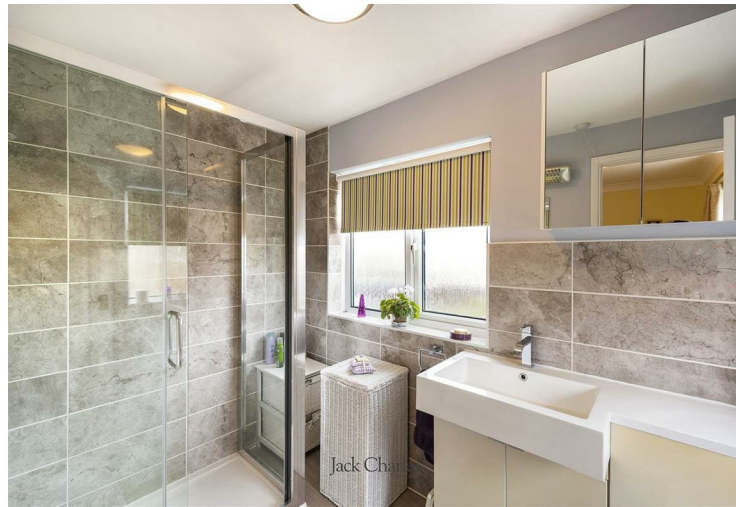
## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented and extended semi detached property, situated in the heart of the East Peckham Village, the property offers light and spacious accommodation comprising reception hall with stairs to the first floor and a doorway through to the lounge which has a feature fireplace, window to front and there is access through to the dining area where there is a sliding patio door to the rear garden and a doorway through to the kitchen / breakfast room which has range of matching wall and base units, incorporating cupboards and drawers, worktops, sink unit, drainer, hob, dishwasher and a recessed area with a breakfast bar and space for a table and chairs, larder cupboard and a door to the utility room. This room has doors to both front and rear as well as to the cloakroom/WC, it also offers great versatility should some one wish to use as a study and utilise the kitchen space for the appliances. To the first floor the landing is spacious with a window to side and access to loft with loft ladder, doors all rooms. The principal bedroom has a bank of built-in wardrobes, bedroom two is situated to the rear with the built-in cupboard and Bedroom three is to the front and has an over stairs cupboard. The family shower room has a dual aspect, double shower cubicle and a wash hand basin and WC set within a vanity unit. Outside the property has the most delightful gardens to both front and rear. To the front there is a pathway and steps leading to both the front entrance as well as the utility room doors, there are attractive flower and shrub borders and to the rear is a paved terrace adjacent to the property, a lovely lawned area with a monkey puzzle tree being a focal point, attractive flower and shrub borders and there is a further area to the very rear where there is a garden shed and a patio. The side gate gives access to the garage and drive which provides parking for 2 / 3 cars. Viewings recommended.

## East Peckham

Situated in the heart of East Peckham village, with shopping for every day needs to include village stores, Post Office facilities, Butchers, Chemist, Bakers and two pubs within walking distance as well as a cafe and wine bar, East Peckham village Primary School. Paddock Wood, approximately 2 miles distant offers a wider variety of shopping facilities to include Barsley's Department Store, Waitrose Supermarket, together with Main line station to London Charing Cross. Mascalls Academy in Paddock Wood has high ability teaching groups. The larger towns of Tunbridge Wells and Tonbridge are approximately 9 and 7 miles distant respectively offering a wider variety of Grammar Schools and Shopping Facilities.





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Estate Agents

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