



Robin Cottage, 21 Old Road, East Peckham, Tonbridge, TN12 5AR.

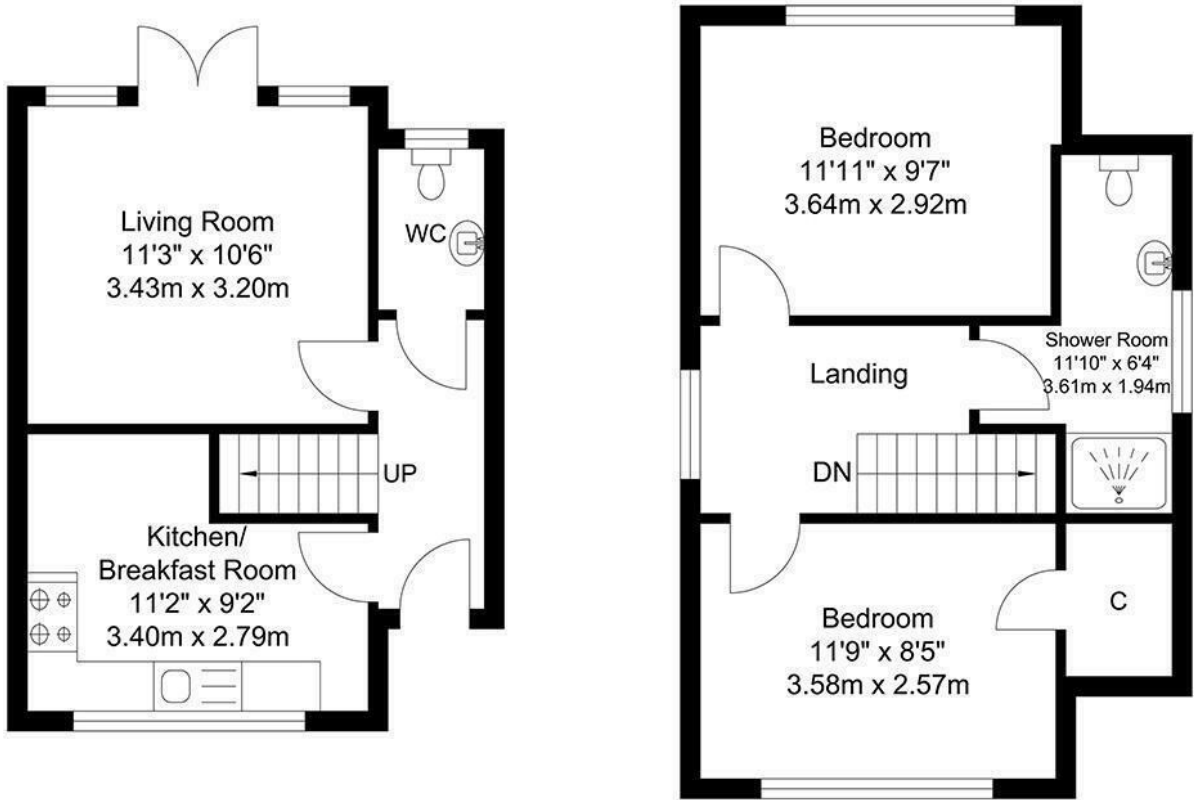
Asking price £375,000

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- Detached House
 - Kitchen / Breakfast Room
 - Pretty Garden
- Two Bedrooms
 - Downstairs WC
 - Parking
- Sitting Room
 - First Floor Shower Room
 - Central Village Location

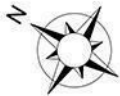
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
283.19 SQ.FT.
(26.31 SQ.M.)

First Floor
Approximate Floor Area
359.08 SQ.FT.
(33.36 SQ.M.)

TOTAL APPROX FLOOR AREA 642.28 SQ. FT / 59.67 SQ. M
For Identification Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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To Be Sold

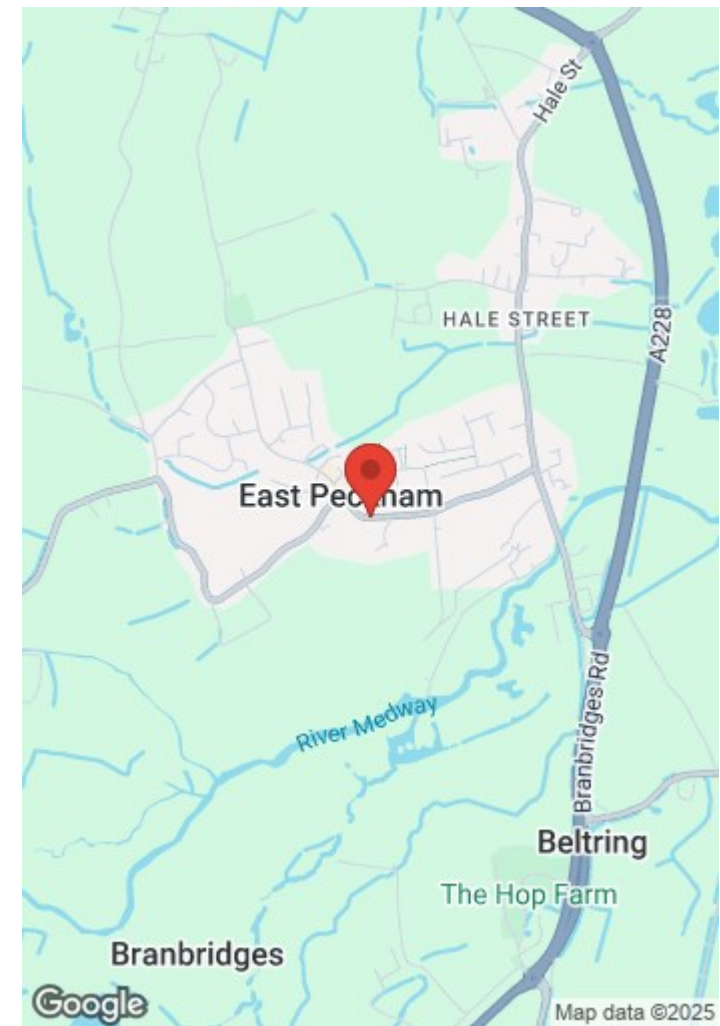
Situated on Old Road in East Peckham, this delightful two-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts a welcoming sitting room, a spacious hall and cloakroom /WC. The kitchen/breakfast room is a lovely space, perfect for enjoying morning meals or casual dining with family and friends.

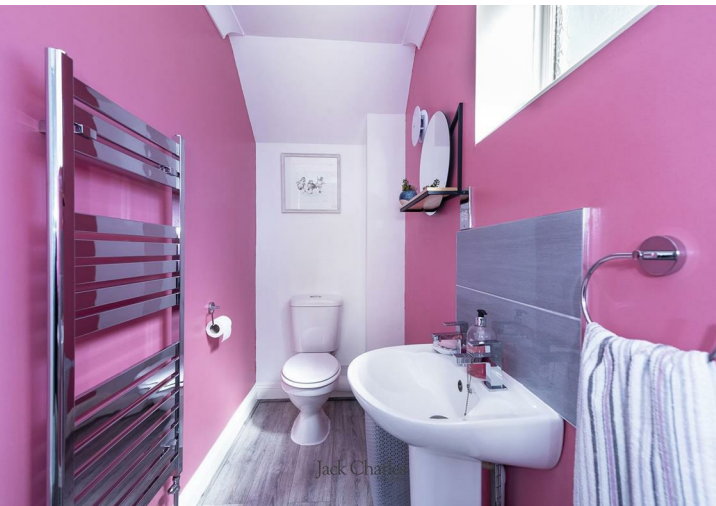
The house features a well-appointed shower room, two double bedrooms to the first floor. Outside, you will find a small yet pretty garden that requires minimal maintenance, allowing you to spend more time enjoying your home and less time on upkeep. Additionally, the property includes parking for two cars, providing you with the convenience of off-road space for your vehicles.

This charming home is perfect for those seeking a peaceful retreat in a friendly community, while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to create lasting memories in a lovely setting. Don't miss the chance to make this delightful house your new home.

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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