



62 Pound Road, East Peckham, Tonbridge, Kent, TN12 5BH

Guide Price £350,000 -£375,000

Jack Charles
Estate Agents

Sales & Lettings

- Semi Detached Cottage
- Openplan Kitchen / Dining Room
- Garage & Parking
- Viewing Recommended
- Two Bedrooms
- Living room
- Partially Walled Garden
- Studio / Office / Occasional Bedroom Three
- First Floor Bathroom With Sep Shower
- Popular 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.



GROSS INTERNAL AREA
 FLOOR 1: 586 sq ft, 54 m², FLOOR 2: 363 sq ft, 34 m²
 EXCLUDED AREAS: , PATIO: 447 sq ft, 42 m²
 TOTAL: 949 sq ft, 88 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



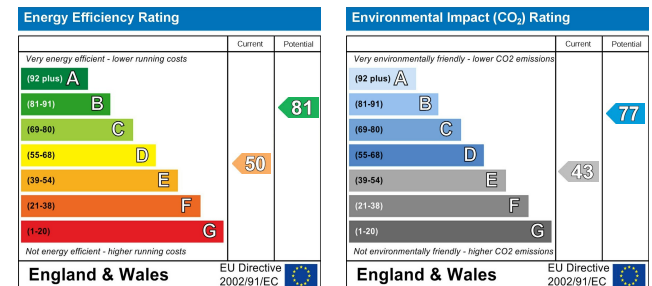
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To Be Sold

Jack Charles have the pleasure of offering this beautifully presented and well appointed extended semi detached house situated in a central location in the heart of this popular village. The property has a wealth of character and has the potential to extend subject to the relevant permissions. Internally the property benefits solid wood flooring to the ground floor and newly laid carpets and flooring to the first floor. The accommodation comprises from entrance, good sized kitchen / dining room with large utility cupboard ground floor cloakroom, sitting room with stairs to first floor where there are two good sized bedrooms and a family bathroom with a separate shower cubicle. Outside there is parking to the front and a garage which we believe has scope to extend over. To the rear is a partially walled garden, with a lawned area, brick BBQ and paved terrace. There is also a brick timber clad attached studio / occasional bedroom which we feel could be incorporated with in the fabric of the property.

Situation

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 new cafe and wine bar which is set to open shortly, 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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