



# JONATHAN HALL

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Snoll Hatch Road, East Peckham, Tonbridge, Kent, TN12 5DX

Price Range £475,000 to £500,000

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A well-presented, spacious and extended semi-detached chalet bungalow with a pleasant rear garden, driveway, garage, sitting room, study, lovely kitchen/dining room, four bedrooms, shower room and a stunning family bathroom with a large jacuzzi bath and separate shower. Located in the sought-after village of East Peckham, with its local amenities, and only 1.4 miles from Beltring train station and 3.3 miles from the town of Paddock Wood, with train station (with services to London from only 40 minutes.)

## Summary

- Well-Presented, Spacious & Extended
- Semi-Detached Chalet Bungalow
- Pleasant Rear Garden
- Driveway & Garage
- Sitting Room, Lovely Kitchen/Dining Room
- Study, Bedroom & Shower Room
- 3 Further Bedrooms & Stunning Bathroom
- Popular Village with Range of Amenities
- 1.4 Miles to Local Railway Station
- 3.3 Miles to the town of Paddock Wood

## Accommodation

Ground floor: entrance porch, entrance hall with built-in cupboards and stairs to first floor; shower room with shower, WC and wash basin; sitting room with patio doors to the garden and a fireplace with an electric fire and cupboards built into the chimney recesses; lovely kitchen/dining room with wall and base cupboards and drawers, solid wood worktop, island with cupboards and a stone worktop, built-in double oven, hob with extractor hood above, spaces for fridge/freezer, integrated dishwasher (TBC) and French doors to the garden; utility room with wall and base cupboards and spaces for the washing machine and tumble dryer and access to the garage and the garden; family room/study; and bedroom four.

First floor: landing; bedroom one with access to eaves storage; bedroom two, bedroom three with a built-in bed and access to eaves storage; and a stunning family bathroom with a large Jacuzzi style bath, shower, WC and washbasin.

## Outside

The front garden is mainly laid to a driveway with spaces for three cars, borders stocked with plants and shrubs, a side gate leading to the rear garden, and an integral garage with an up-and-over door to front and a door to the utility room. The pleasant rear garden is approximately 38ft max x 33ft with an Indian sandstone paved patio leading to a lawn, flowering plants, shrubs, an arbour and a shed.

## Agents Note

The property is freehold and in council tax band D, and it benefits from double glazing, central heating heated via an air heat source pump, and mains electric, water and drainage.







## Location

The popular village of East Peckham benefits from a variety of local amenities including a primary school, a large park with playground, basketball court, tennis courts, football pitches and outside gym equipment; allotments, two pubs, two Indian restaurants, coffee and wine bar, oriental takeaway, fish & chip shop, kebab & pizza takeaway, Coop convenience store, butchers, pharmacy, library, garden centre, three churches and lovely walks in the surrounding beautiful countryside.

The nearest train station is Beltring station which is approximately a 1.5 mile walk away.



Paddock Wood town centre, with its range of shops, including a Waitrose supermarket, Mascalls Academy secondary school and mainline station (with services to London Bridge from only 40 minutes and Charing Cross from 41 minutes), is approximately 3.5 miles away.

Tonbridge town centre, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools, and mainline station, is approximately 6 miles away.

Maidstone town centre is approximately 9 miles away.

Tunbridge Wells town centre is approximately 9.5 miles away.



*A four bedroom semi-detached bungalow with a pleasant rear garden, front garden, driveway, garage and no onward chain; conveniently located in the popular village of East Peckham.*

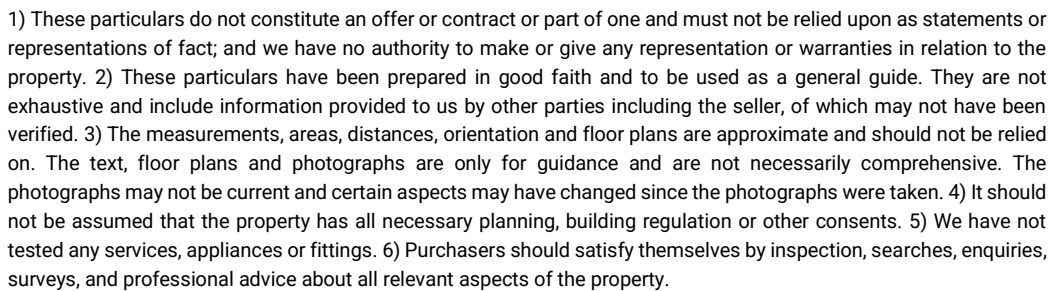












Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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