

# **JONATHAN HALL**



Snoll Hatch Road, East Peckham, Tonbridge, Kent, TN12 5DX
Price Range £475,000 to £500,000

jonathanhall.exp.uk.com



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 Jaccuzi 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.





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.

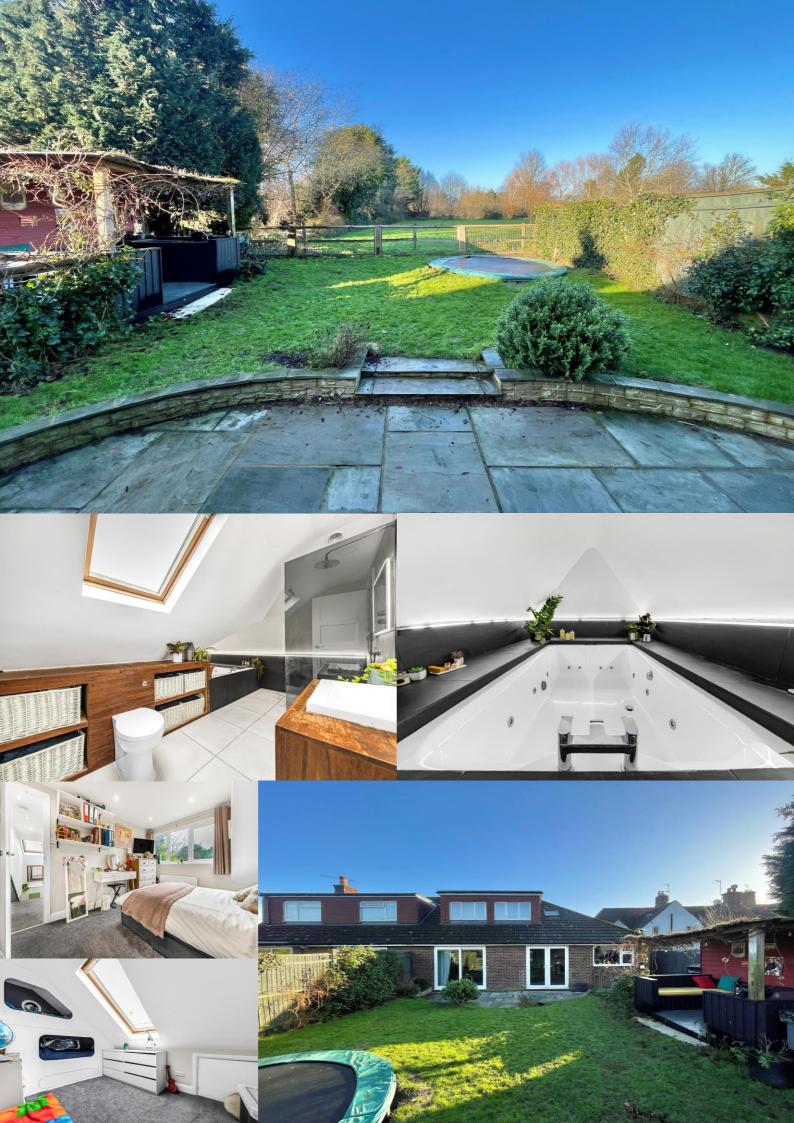
Tonbridge town centre, with its comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools, and mainline station, is approximately 6 miles away.

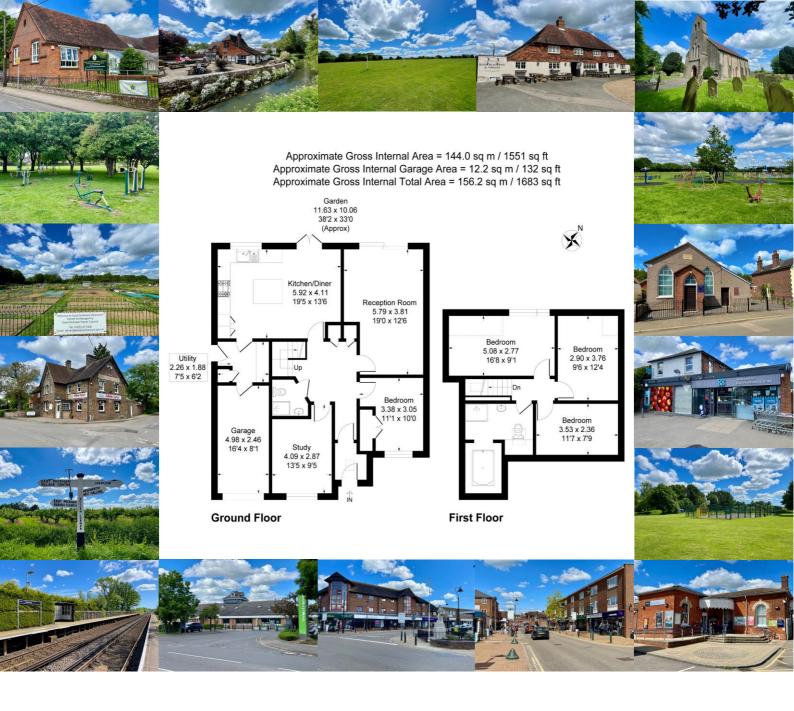
Maidstone town centre is approximately 9 miles away.

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.







1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.



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