



# Lambert & Foster



## LANE END HOUSE

TESTON ROAD | OFFHAM

*An opportunity to purchase a good size five bedroom detached house benefitting from ample off road parking and spacious rear garden. The ground floor accommodation provides two reception rooms, large entrance hall with space for a dining table, a fitted kitchen and utility room with wc, the garden offers potential for a rear extension subject to planning consent. Situated within this popular Wealden village. Within walking distance to the public house and only a short drive to West Malling and Kings Hill Offered to the market with NO FORWARD CHAIN.*

**Guide Price £750,000**

FREEHOLD



## LANE END HOUSE

TESTON ROAD | OFFHAM | ME19 5PD

- A well proportioned five bedroom detached family home with potential to extend
- Two reception rooms, kitchen, spacious entrance hall, utility room and WC
- Situated within the heart of the village with easy access to motorway and rail links
- Walking distance to public house and a short drive to West Malling and Kings Hill
- Ample off road parking with a detached garage and a generous rear aspect garden
- Offered to the market with **NO FORWARD CHAIN**

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof. **Services & Utilities:** Mains electric heating with mains water supply and mains drainage services connected but not tested. Mains gas supplied to property connected but capped off. **Broadband Connection:** Yes. **Mobile Coverage:** Yes. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tonbridge and Malling Borough Council. **Council tax:** Band F. **EPC:** E (51).

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface water:** Low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk). If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

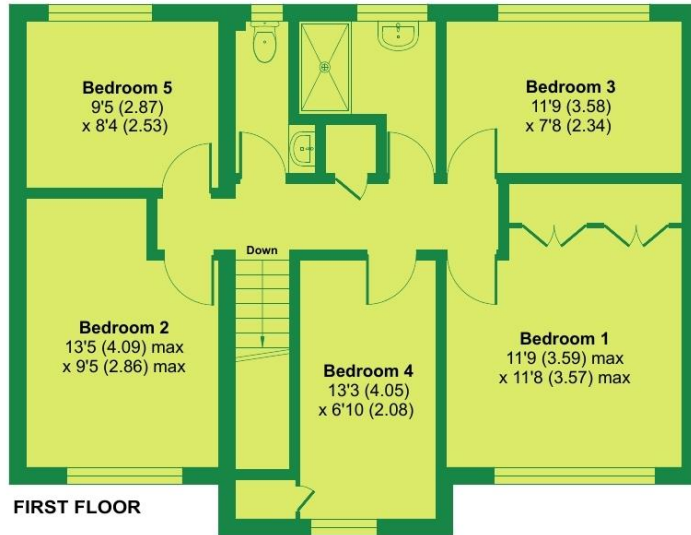


Approximate Area = 1600 sq ft / 148.6 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1781 sq ft / 165.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Lambert and Foster Ltd. REF: 1119703

## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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