



Lambert & Foster



BRAMLEY ROAD

EAST PECKHAM

An opportunity to purchase this well presented extended four bedroom detached family home situated at the end of a favoured cul-de-sac in the heart of the village. The property has the benefit of ample off road parking, a garage, a well tended westerly facing rear garden as well as a generous front lawn. Within walking distance to local amenities, a primary school, playing fields and is only a short drive to a mainline railway station at Paddock Wood.

Guide Price £600-625,000

FREEHOLD



28 BRAMLEY ROAD

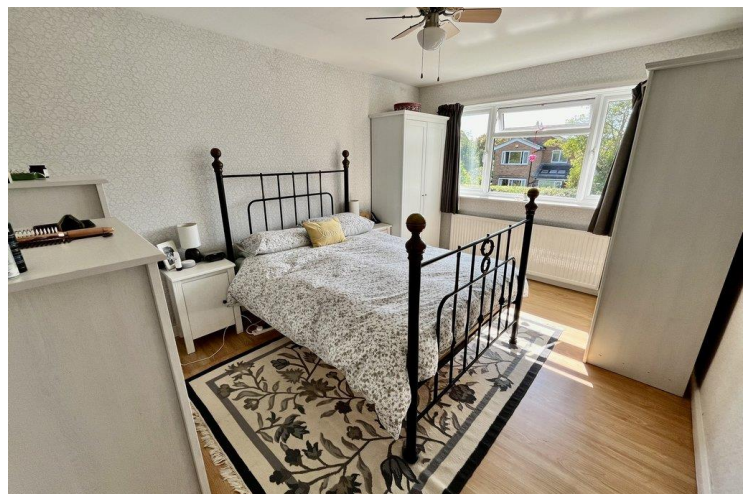
EAST PECKHAM | TN12 5BP

- A well presented modern extended four bedroom detached family home
- Situated at the end of a private cul de sac in the heart of this popular village
- Kitchen, breakfast bar, sitting room, dining room, utility room and downstairs w/c
- Private well tended westerly facing rear garden with a generous front lawn
- Walking distance to local amenities and only a short drive to major transport links
- Driveway providing ample off-road parking as well as a garage

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof. **Services & Utilities:** Mains gas fired central heating with mains water supply and mains drainage services connected but not tested. **Broadband Connection:** Available with Standard and Ultrafast broadband. **Mobile Coverage:** Limited indoor. Further information can be found at www.ofcom.org.uk. **Local authority:** Tonbridge and Malling Borough Council. **Council tax:** Band E. **EPC:** D (60).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Low risk. **Surface water:** High risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from 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

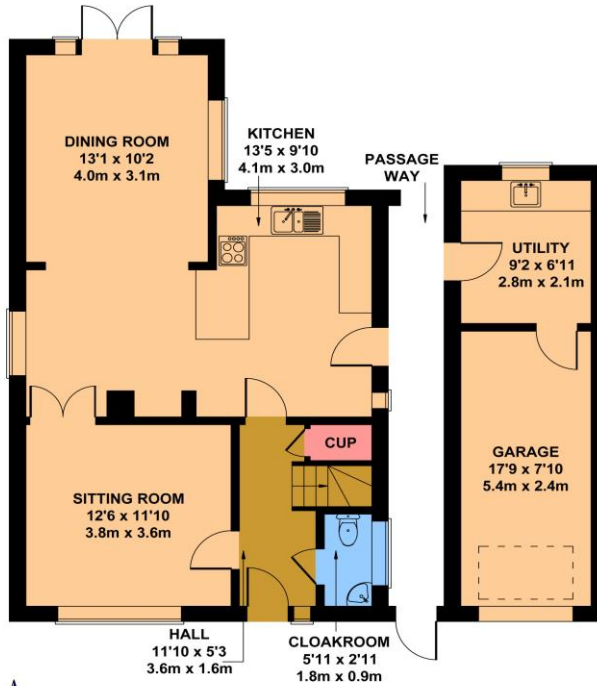
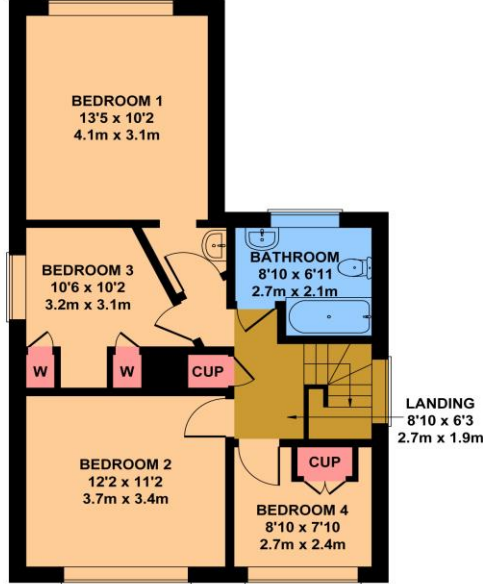
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



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.



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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