



Lambert & Foster



HALE STREET

EAST PECKHAM

An opportunity to purchase a well presented five bedroom detached family home benefitting from a large entrance hall, two reception rooms, kitchen/breakfast room, downstairs cloakroom and spacious integral double garage, the principal bedroom enjoys an en-suite shower room. There are four further bedrooms, one of which also benefits from an en-suite and a family bathroom to the first floor. Situated on the outskirts of the village with a westerly aspect rear garden and a generous driveway. Short drive to local amenities, major transport links including a mainline railway station at Paddock Wood.

Offered to the market with NO FORWARD CHAIN.

Guide Price £700-£750,000

FREEHOLD



279 HALE STREET

EAST PECKHAM | TN12 5HZ

- A well presented five bedroom detached family home set over three floors
- Situated on the outskirts of the village with views over local farmland
- Large entrance hall, two reception rooms, kitchen/breakfast room, downstairs wc
- Westerly rear aspect established garden with patio area
- Walking distance to local amenities and only a short drive to major transport links
- Driveway with an integral double garage and is offered with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof and weather boarding to the first floor elevations. **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 Superfast broadband. **Mobile Coverage:** Likely indoor and outdoor from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Tonbridge and Malling Borough Council. **Council tax:** Band F. **EPC:** C (72).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Medium 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:

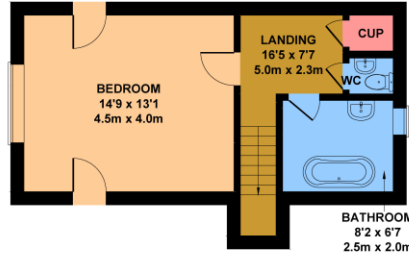
To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



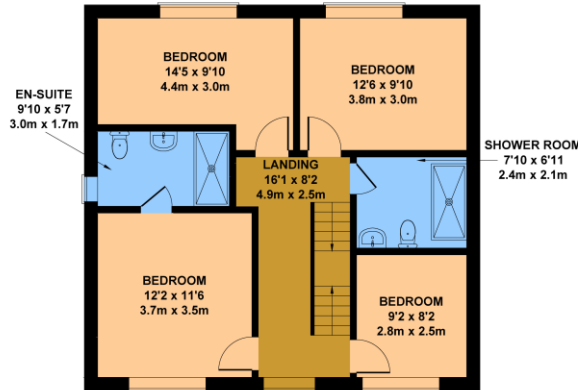
IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition 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

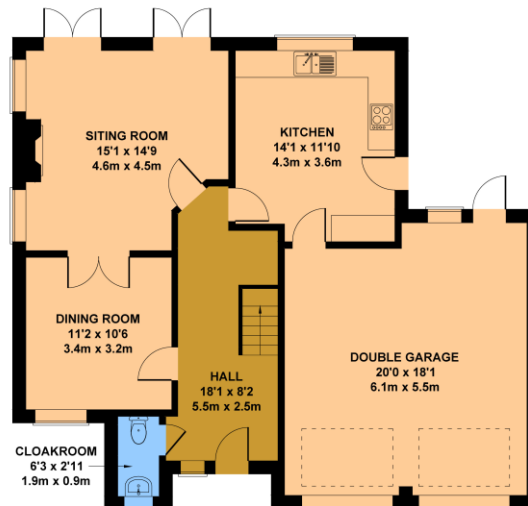
For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



SECOND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1024 SQ.FT.
(95.1 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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