



# Lambert & Foster



## BAKERS HILL COTTAGES

TONG ROAD | BRENCHLEY

*An opportunity to purchase this Victorian double fronted semi-detached cottage which is currently separated into two flats.*

*Number 1 Bakers Hill Cottage comprises the ground floor and is a self contained one bedroom flat. Number 2 Bakers Hill Cottage is a 2 bedroom flat with accommodation set over the first and second floor. The properties both enjoy a generous rear garden as well as a driveway. The properties are being sold as a whole, the necessary permissions would need to be sought in order to revert the 1 & 2 Bakers Hill Cottage into one property by the prospective purchaser. Situated on the semi-rural outskirts of this popular Wealden village and is only a short drive to a mainline railway station at Paddock Wood.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £450,000**

FREEHOLD



## 1 & 2 BAKERS HILL COTTAGES

TONG ROAD | BRENCHELY | TN12 7AN

- A double fronted Victorian semi-detached property incorporating two flats
- Situated on the semi-rural outskirts of this popular Wealden village
- Driveway providing off-road parking
- Generous rear garden with mature borders
- Only a short drive to local amenities including a mainline railway station
- 1 & 2 Bakers Hill Cottages are offered with NO FORWARD CHAIN

**GENERAL:** Tenure: Freehold. **Construction Type:** Brick built under a slate roof **Services & Utilities:** Electric storage heaters, mains water supply and mains drainage services connected but not tested. Broadband Connection: Available as Standard and Ultrafast broadband. Mobile Coverage: Limited. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Tunbridge Wells Borough Council. **Council tax:** 1 Bakers Hill Cottage: Band B. 2 Bakers Hill Cottage: Band C. **EPC:** N'1 E(44) N'2 E(40)

**Flood & Erosion Risk:** Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very 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

**Agents Note:** There is a flying freehold to the first floor, the neighbouring property has a dressing room above 1 Bakers Hill Cottages kitchen.

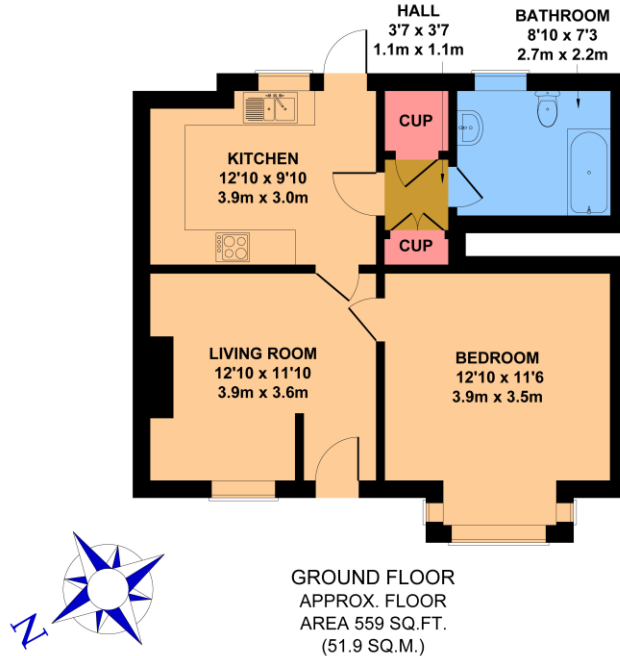
**Viewing:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



**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  
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Not to Scale. Produced by The Plan Portal 2024  
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