CHAPEL ROW

MAIDSTONE ROAD | MATFIELD

An opportunity to purchase an extended three bedroom cottage benefitting from light and airy versatile living space with a fantastic rear garden in the heart of this popular Wealden village. Within walking distance to local amenities and only a short drive to a mainline railway station at Paddock Wood.

Guide Price £425,000-450,000

FREEHOLD

1 CHAPEL ROW

MAIDSTONE ROAD | MATFIELD | TN12 7LD

- **An extended three bedroom character cottage**
- **A generous rear garden**
- **Kitchen, breakfast bar, dining room, living room**
- **Private driveway providing ample off road parking**
- **Situated in the heart of this popular Wealden village**
- **Walking distance to local amenities and only a short drive to major transport links**

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a slate roof. **Services & Utilities:** Oil Fired central heating with mains water supply and mains drainage services connected but not tested. Broadband Connection: Available as Standard, Superfast and Ultrafast broadband. Mobile Coverage: Available with Okay to good service from main providers. Further information can be found at **www.ofcom.org.uk**. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band D. **EPC:** E (39).

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

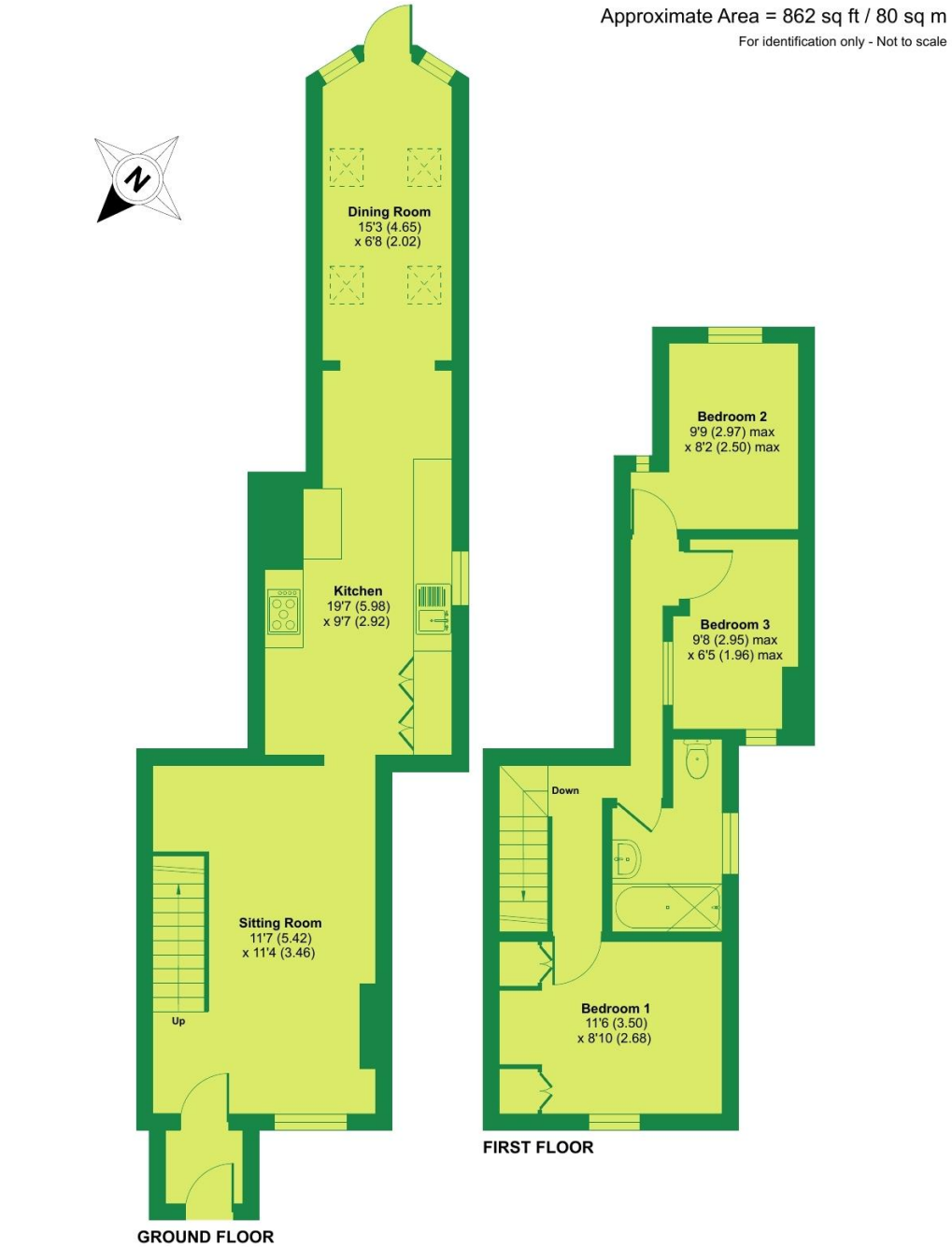
FLOOR PLANS

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

1 Chapel Row, Maidstone Road, Matfield, Tonbridge, TN12

Approximate Area = 862 sq ft / 80 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1190152