



Lambert & Foster



CONIFERS

GOUDHURST ROAD | HORSMONDEN

An opportunity to purchase a detached four bedroom family home benefitting from off road parking, a garage, a dual aspect living room, kitchen/diner, downstairs cloak room and offer a fantastic opportunity to extend and improve (STPP). Generous south facing rear garden with views over orchards. Situated 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.

Offered to the market with NO FORWARD CHAIN.

Guide Price £450,000

FREEHOLD



CONIFERS

GOUDHURST ROAD | HORSMONDEN | TN12 8AJ

- Four bedroom detached house with development opportunity (STPP)
- Situated in the heart of this popular Wealden village
- Kitchen diner, dual aspect reception room, downstairs cloakroom
- Walking distance to local amenities and only a short drive to major transport links
- Garage, driveway for multiple vehicles and a generous south facing garden
- Offered to the market with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof. **Services & Utilities:** Oil fired central heating with mains water supply and main drainage services connected but not tested. **Broadband Connection:** Available as Superfast and Ultrafast. **Mobile Coverage:** Likely. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band E. **EPC:** E(50).

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. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

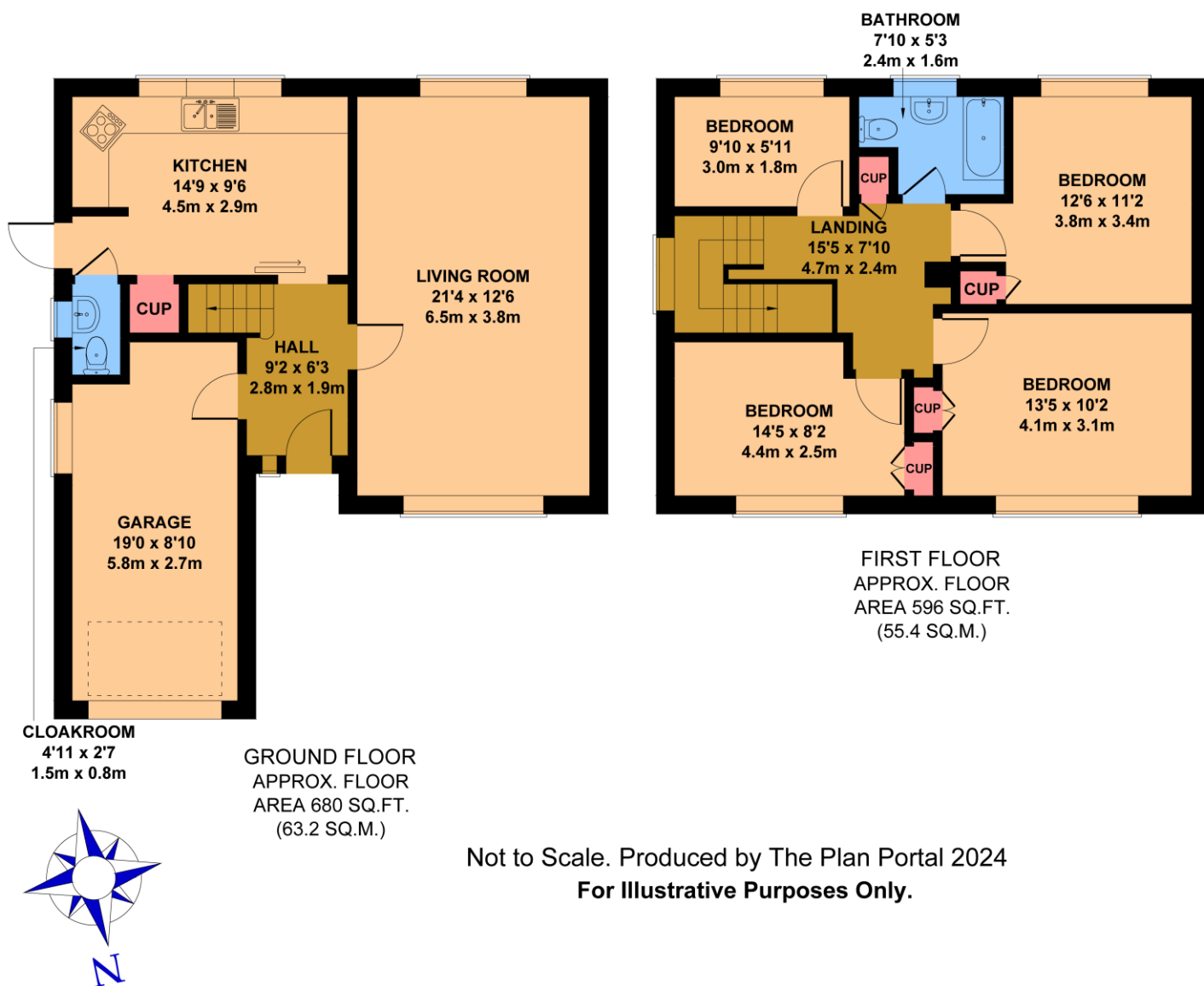
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



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.



PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

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