





BRAMLEY ROAD

An opportunity to purchase this well presented, extended three bedroom semi detached family home benefitting from a through lounge, conservatory/dining room, kitchen, private garden to the rear with a decked seating area, lawn and summer house. To the front of the house is a block paved driveway for multiple vehicles and a garage. The property is within close proximity to Tonbridge and Paddock Wood for their mainline stations offering direct services into London as well as wider amenities.

Guide Price £425,000-£450,000

FREEHOLD







20 BRAMLEY ROAD EAST PECKHAM | TONBRIDGE | KENT | TN12 5BW

- A well presented and extended three bedroom home
- Situated in a quiet cul-de-sac in the heart of the town
- Driveway providing ample off-road parking and a garage
- Within walking distance to local school, village shops and eateries
- Light and airy accommodation throughout
- South facing rear garden with decking providing seating areas and a summer house

VIEWING: By appointment only. Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. Water supply: Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: Indoor limited, outdoor likely.

(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enauire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling.

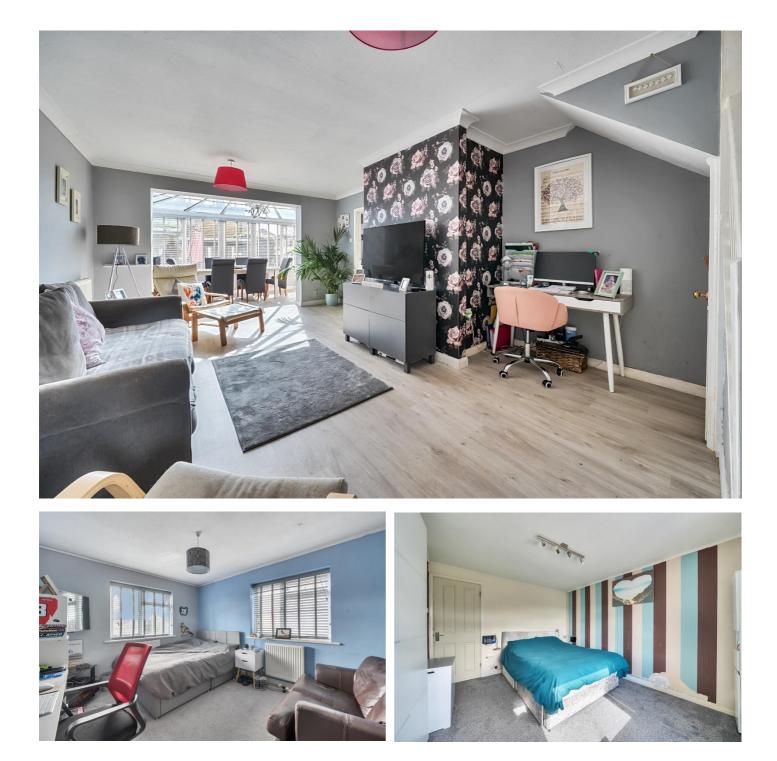
COUNCIL TAX: Band D. EPC: D (64).

COVENANTS: None known.

FLOOD & EROSION RISK: Property flood history: None. Rivers and the sea: Very low risk. Surface Water: Very low risk. Reservoirs: Tere is a risk of flooding from reservoirs. Groundwater: Flooding from groundwater is unlikely in this area.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built with part weatherboarding to the first floor elevation under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Area = 1042 sq ft / 96.8 sq m (excludes garage) Outbuilding = 84 sq ft / 7.8 sq m Total = 1126 sq ft / 104.6 sq m For identification only - Not to scale Ν Store 11' (3.35) x 7'7 (2.32) Conservatory 13'5 (4.09) x 8'9 (2.67) OUTBUILDING Bedroom 1 Bedroom 2 11'8 (3.56) x 10'1 (3.07) 11'9 (3.57) max x 11'8 (3.56) max Kitchen 11'11 (3.62) x 9'1 (2.76) Sitting Room 21' (6.40) max x 13'6 (4.12) max Down Bedroom 3 8'11 (2.72) x 7'4 (2.23) Up Garage FIRST FLOOR (Unmeasured) GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for Lambert and Foster Ltd. REF: 1254931

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