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— YEARS OF —

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MEDWAY MEADOWS

EAST PECKHAM

A beautifully presented and extended three/four bedroom semi-detached property located in the heart of the village in a quiet cul de sac that offers a great deal of versatile family living accommodation with the added benefits of an extended kitchen/dinner, two bathrooms, fourth bedroom/study. Block paved driveway for multiple vehicles. The rear garden is low maintenance with stunning views across the Kent countryside. Paddock wood and Tonbridge are close by with access to mainline stations into London and wider amenities.

Guide Price £450,000-£475,000

FREEHOLD





20 MEDWAY MEADOWS

EAST PECKHAM | TONBRIDGE | KENT | TN12 5HJ

- Amazing views over the Kent countryside
- Three/Four Bedrooms
- Two bathrooms
- Extended kitchen dinner
- Block paved drive with off street parking for multiple vehicles
- Loft room which makes a great size office

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:** Mains.

BROADBAND: Available as Standard, Superfast and Ultrafast.

MOBILE COVERAGE: Likely.

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

LOCAL AUTHORITY: Tonbridge and Malling.

COUNCIL TAX: Band E. **EPC:** D (68).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Medium risk. **Surface Water:** Very low risk. **Reservoirs:** Yes. **Groundwater:** unlikely

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

PHYSICAL CHARACTERISTICS: Brick built with part waterboarding to the first floor front 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

www.lambertandfoster.co.uk

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

Denotes restricted
head height

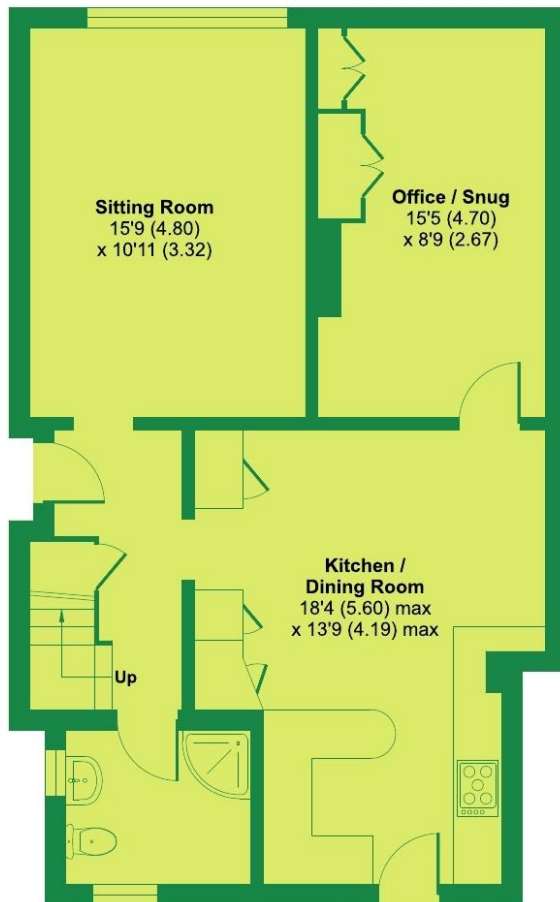
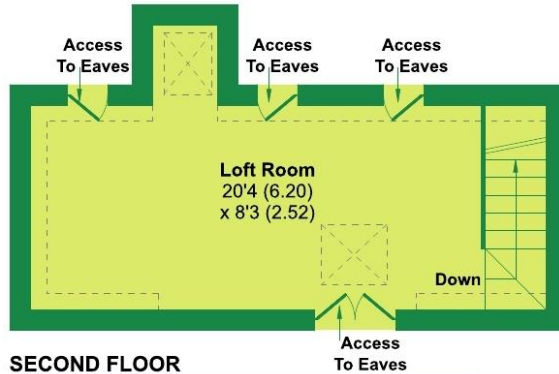


Approximate Area = 1381 sq ft / 128.2 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 1415 sq ft / 131.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1278836

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