

Lambert & Foster



EAST VIEW

H O R S M O N D E N

Offered chain free and in fantastic condition is this detached four bedroom, four reception room, two bathrooms, kitchen dining room, downstairs cloakroom, driveway providing ample off-road parking and a secluded, well-proportioned landscaped south facing garden. The accommodation provides very versatile living spaces. Located in a pretty sought after Kentish village within walking distance to the village green and its amenities that include a pub, pharmacy, school, well stocked village store and leisure activities that include tennis cricket and football. Wider amenities can be found in Paddock Wood just 4.8 miles away which also offers a mainline station with links to London in under an hour.

Guide Price £799,950

FREEHOLD





EAST VIEW

MAIDSTONE ROAD | HORSMONDEN | KENT | TN12 8ND

- Four double bedrooms
- Four reception rooms
- Secluded south facing garden
- Private driveway providing ample off-road parking
- Village location
- Offered to the market with NO FORWARD CHAIN

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:** Oil fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: Good EE.

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

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band E **EPC:** D (60)

COVENANTS: None known.

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

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

PHYSICAL CHARACTERISTICS: Brick and tile under a tiled roof.



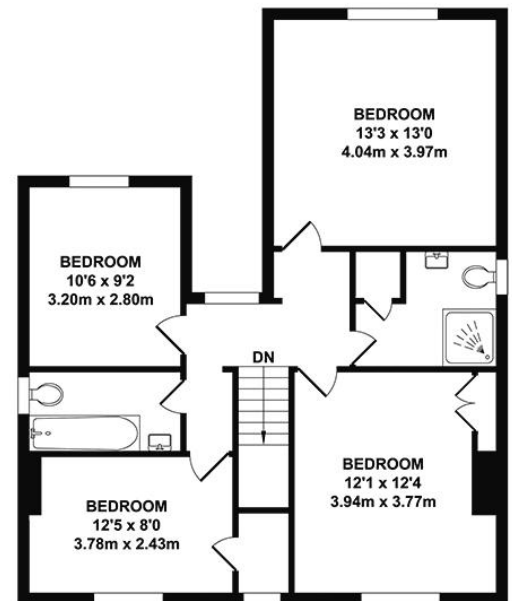
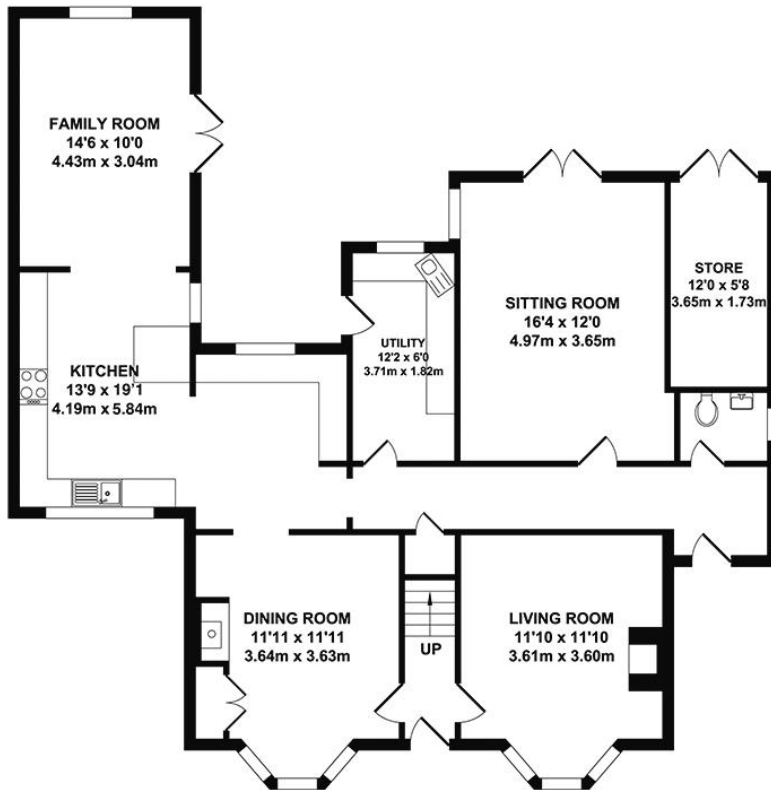
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



TOTAL APPROX. FLOOR AREA 1955 SQ.FT. (181.60 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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