

EST
1900

125

— YEARS OF —

**Lambert
& Foster**



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& Foster**



POUND ROAD

EAST PECKHAM

An opportunity to purchase this well presented three double bedroom semi-detached family home offering generous and flexible accommodation with two receptions, a downstairs w/c and a good sized kitchen in the heart of this popular village. To the front is a large front garden and driveway providing ample off-road parking as well as a well-tended generous rear garden with a patio area. Within walking distance of local amenities, school and only a short drive to the mainline railway station at Paddock wood and the town's wider amenities.

Guide Price £475,000

FREEHOLD





29 POUND ROAD

EAST PECKHAM | TONBRIDGE | TN12 5AX

- A well presented three double bedroom semi detached family home
- In the heart of this popular Wealden village
- Large frontage offering ample off-road parking and front garden
- Two receptions, downstairs w/c, well-appointed kitchen
- Within walking distance of all local amenities, school and a short drive to mainline station
- A great opportunity to extend the property subject to PP

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 gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: Limited.

(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 (60).

COVENANTS: None known.

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

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

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



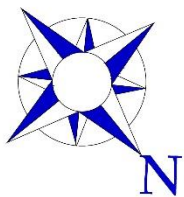
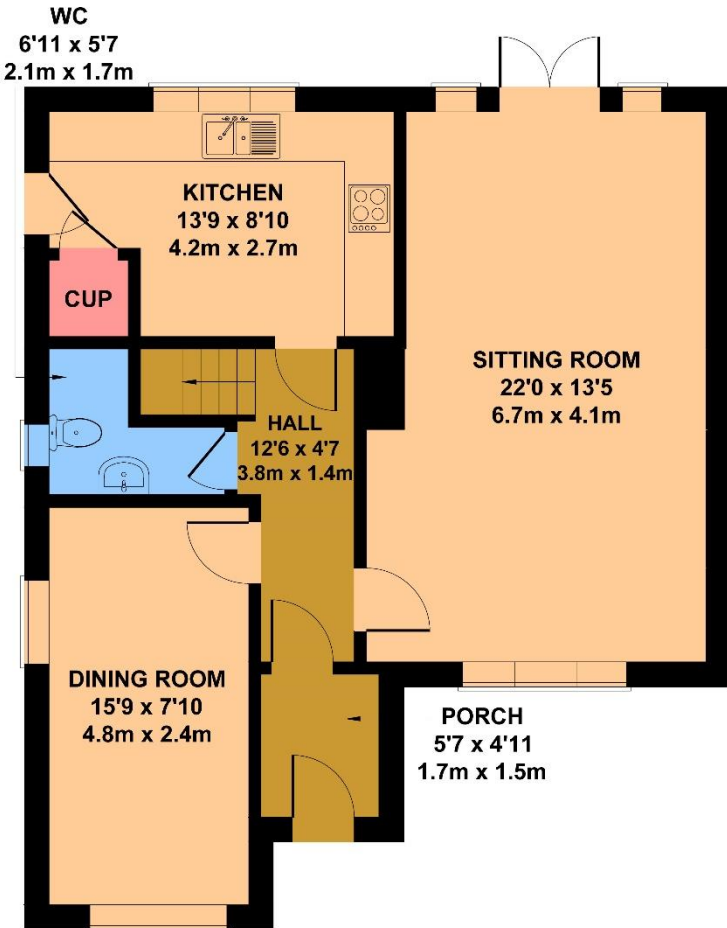
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IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. 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. 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.

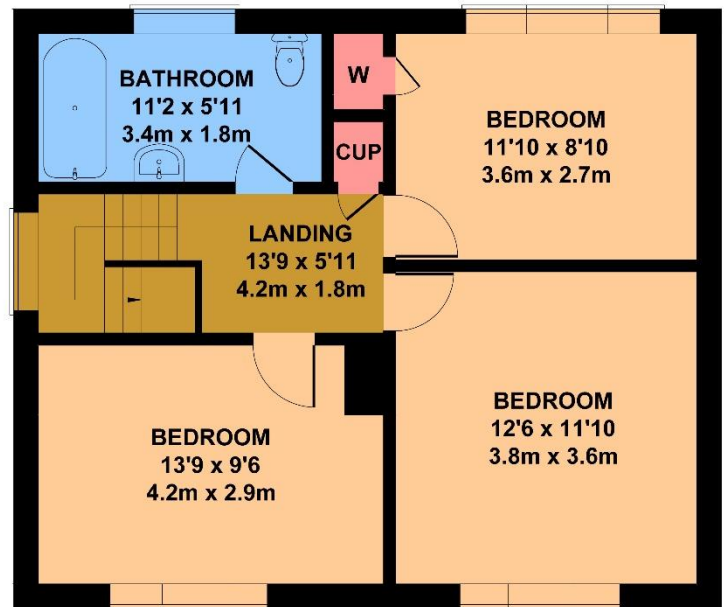
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised 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.

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



GROUND FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)

Not to Scale. Produced by The Plan Portal 2025
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OFFICES LOCATED AT:

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Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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