



POUND ROAD

EAST PECKHAM

An opportunity to purchase an attached four double bedroom un-listed character property benefitting from a kitchen/breakfast room with three reception rooms, a separate utility room with a cloakroom and the addition of a versatile garden room. Master bedroom with en-suite and two large unconverted attic rooms. Outside the property has a driveway providing off road parking with a detached double garage and secluded well established front and rear gardens. Situated in the heart of the village walking distance to the amenities and only a short drive to a mainline railway station at Paddock Wood. Offered to the market with NO FORWARD CHAIN.

Guide Price £650,000-£675,000

FREEHOLD





54 POUND ROAD

EAST PECKHAM | TONBRIDGE | KENT | TN12 5BQ

- An attached four double bedroom un-listed character property
- Kitchen/breakfast room, dining room, sitting room and a large drawing room
- Separate utility room with a cloakroom and versatile garden room
- Principal bedroom with en-suite and two large unconverted attic rooms
- Driveway, detached double garage, secluded front and rear gardens
- Walking distance to local amenities and only a short drive to major transport links

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: EE likely.

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

LOCAL AUTHORITY: Tonbridge and Malling Borough Council.

COUNCIL TAX: Band F. **EPC:** E (47).

COVENANTS: None known.

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

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

PHYSICAL CHARACTERISTICS: Tile hung elevations under a tiled roof.



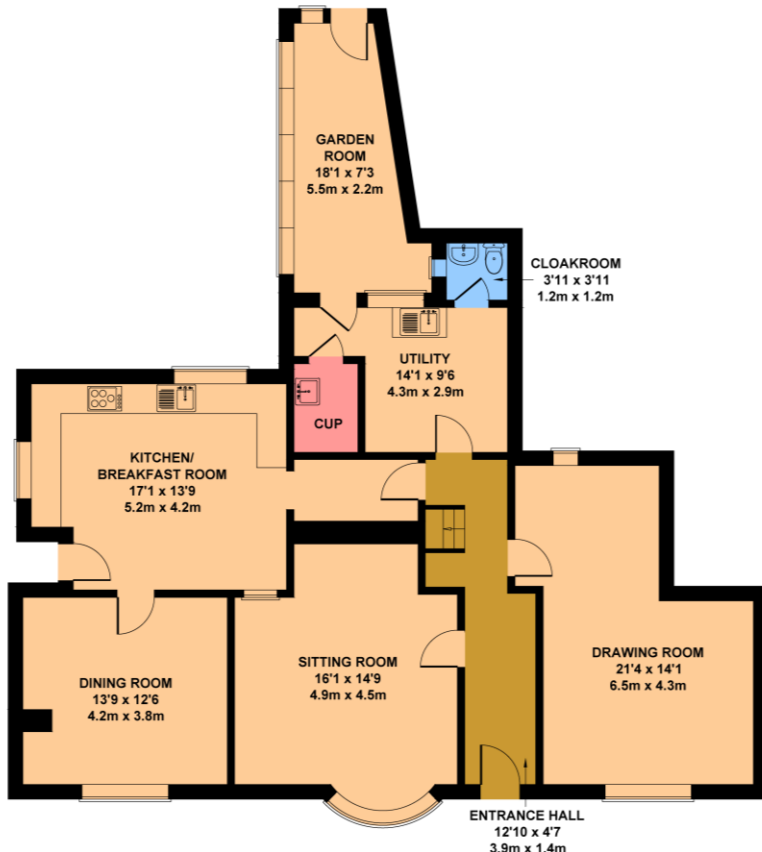
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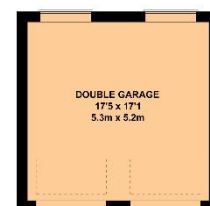
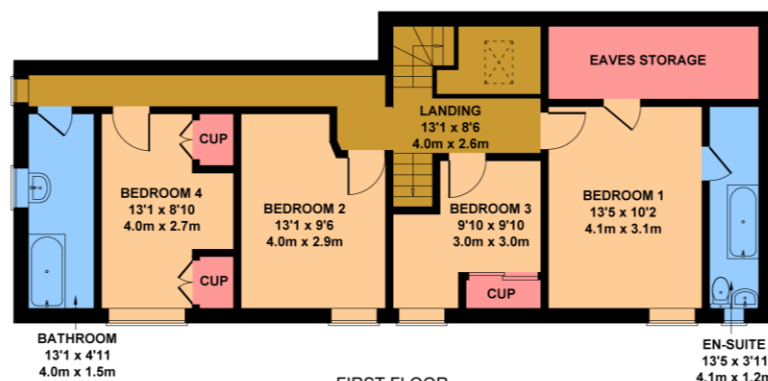
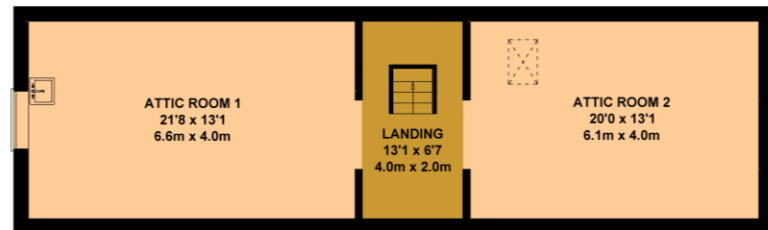
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2022
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GARAGE
APPROX. FLOOR AREA 295 SQ.FT. (27.4 SQ.M.)



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OFFICES LOCATED AT:

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Westenhanger, Hythe CT21 4HU

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