



Price
£275,000

Freehold

2x  1x  2x 

**Golding Gardens, East
Peckham, Tonbridge,
Kent, TN12**

Wards
Helping you move forwards



Main features

- **Fantastic opportunity for First Time Buyer, Downsizer or Investor**
- **Direct access to Single Garage**
- **In need of some improvement**
- **Great location at head of cul-de-sac in favoured Village**
- **Don't miss out**



Nearest Schools

Primary Schools: East Peckham Primary 1.2 miles, Paddock Wood Primary 3.0 miles, Laddingford St Mary's C of E Voluntary Controlled Primary 3.0 miles

Secondary Schools: Mascalls School 3.6 miles, Tonbridge Grammar



Transport Information

Train Stations: Beltring 1.1 miles, Yalding 2.2 miles, Paddock Wood 3.2 miles

Accommodation

GROUND FLOOR

Entrance Hall

Living Room: 14'3 (4.35m) narrowing to 11'6 (3.51m) x 14'1 (4.30m)

Dining Room: 10'11 x 8'0 (3.33m x 2.44m)

Kitchen: 10'11 x 5'11 (3.33m x 1.80m)

Conservatory: 14'3 x 8'3 (4.35m x 2.52m)

FIRST FLOOR

Bedroom 1: 14'3 x 11'0 (4.35m x 3.36m)

Bedroom 2: 11'0 x 8'6 (3.36m x 2.59m)

Shower Room: 6'4 (1.93m) x 6'1 (1.86m) narrowing to 5'2 (1.58m)

OUTSIDE

Front Garden

Rear Garden

Garage: 16'10 x 8'7 (5.13m x 2.62m)

Call Paddock Wood - 01892 836877 ■ wardsofKent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



13626317/20201009/LF/GW