



Robin Cottage, 21 Old Road, East Peckham, Tonbridge,
Kent, TN12 5AR

£350,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedroom, Detached Cottage * Downstairs Cloakroom and First Floor Bathroom * Beautifully Presented * Hardstanding Driveway for Two Cars * Pretty, Low Maintenance Garden * EPC Rating: C / Council Tax Band C - £2,140.51 ***

Waghorn and Company are proud to offer to the market this beautifully presented, detached, two bedroom cottage home. This property is truly turn-key and ready to move into, combining style, comfort and convenience. the property is located the rural East Peckham, while still being within easy access of local village stores and transport links. An exciting opportunity for first-time buyers, downsizers or small families alike. an early viewing is highly recommended.

Front

To the front of the property is a hardstanding driveway for two cars, outside power, water tap, steps leading to front entrance door.

Entrance

Access to the property is via a part frosted glazed entrance door leading to entrance hall.

Entrance Hall

Doors to kitchen, living room and cloakroom, stairs to first floor landing, inset spotlights and radiator.

Kitchen

Double glazed window to front, sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space for freestanding electric cooker, space for freestanding fridge freezer, undercounter lighting, inset spotlights, ceramic wall tiling, tiled flooring and radiator.

Cloakroom

Double glazed frosted window to rear, low level W/C, hand wash basin set within vanity unit and mirror over, splashback tiling, tiled flooring inset spotlights, extractor fan and heated towel rail.

Living Room

Double glazed French patio doors leading to rear garden with matching side windows, wall light point and radiator.

First Floor Landing

Doors to bedrooms and shower room, access to loft and radiator.

Bedroom 1

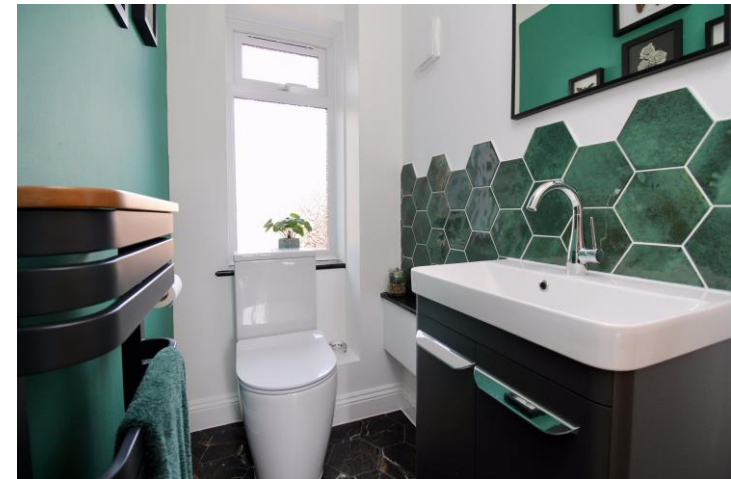
Double glazed window to rear and radiator.

Bedroom 2

Double glazed window to front, built in clothes cupboard, also housing boiler and radiator.

Shower Room

Double glazed frosted window to side, low level W/C, pedestal hand wash basin with splashback tiling, shower cubicle with rainfall shower over and additional hand shower piece, ceramic wall tiling, extractor fan, electric shaver socket, inset spotlights and heated chrome towel rail.



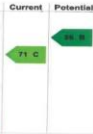


Rear Garden

To the rear of the property is steps leading to a paved patio area with the remainder of the garden being mainly laid to artificial lawn, with a raised decked area, timber shed, side pedestrian access, outside power and lighting.

Tenure

Freehold

Energy performance certificate (EPC)			
21, Old Road East Peckham TONBRIDGE TN12 5AR	Energy rating	Valid until	10 June 2029
	C	Certificate number	0962-2859-7364-9091-2031
Property type		Detached house	
Total floor area		59 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) .			
Energy rating and score			
This property's energy rating is C. It has the potential to be B.			
See how to improve this property's energy efficiency.			
			
The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60			

01732 808542

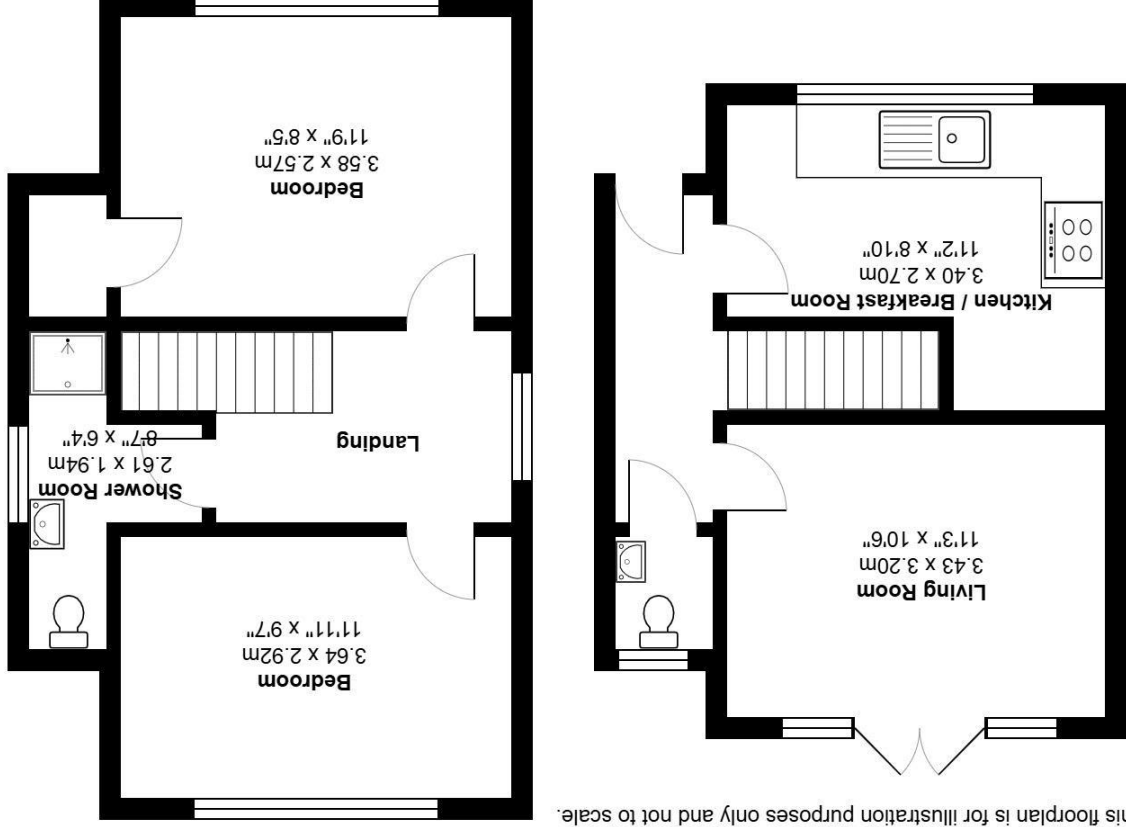
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TOTAL APPROX FLOOR AREA 642.28 SQ. FT /59.67 SQ. M

This floorplan is for illustration purposes only and not to scale.



Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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