



Lambert & Foster



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. The property has a 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 £599,950

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
- 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.



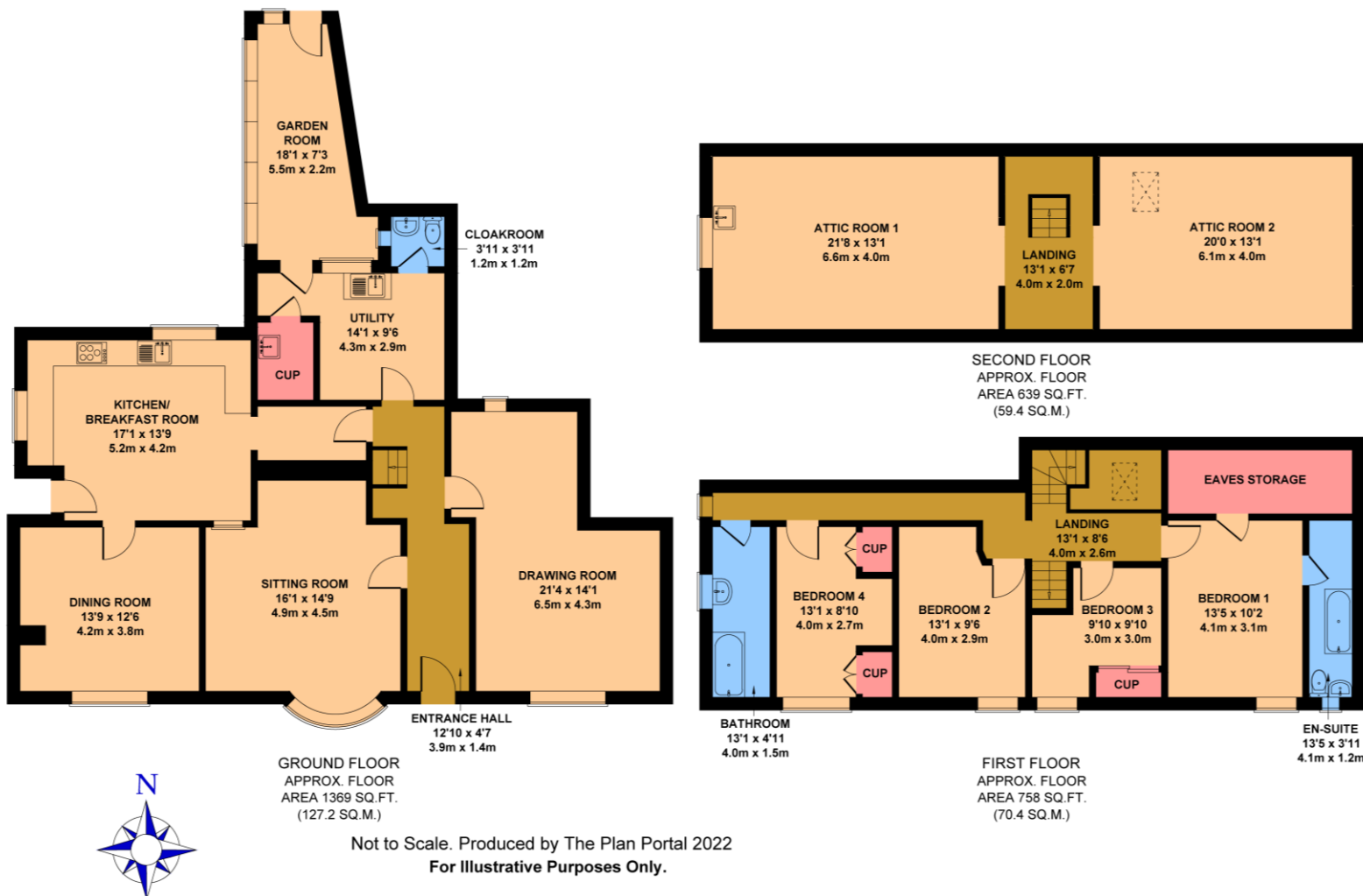
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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars.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



OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
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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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