RUSSET ROAD

EAST PECKHAM | TONBRIDGE | KENT | TN12 5BS

Situated in the desirable village of East Peckham, this attractive detached family home offers spacious and versatile accommodation throughout. The property comprises three well-proportioned bedrooms, a family bathroom, a generous sitting room and a bright garden room, creating an ideal space for both relaxing and entertaining while enjoying views of the rear garden. A separate kitchen and dining room are connected by a practical serving hatch, offering both functionality and potential for modern family living. Further benefits include a downstairs cloakroom, entrance porch and garage. Ideally located, the property enjoys convenient access to local amenities and schools while the nearby town of Paddock Wood offers a mainline railway station with regular services to London, providing excellent connectivity to the capital and surrounding areas.

Guide Price £475,000 - £500,000

FREEHOLD

8 RUSSET ROAD

EAST PECKHAM, TONBRIDGE, KENT, TN12 5BS

- Desirable village location
- Three-bedroom detached family home
- Versatile living space
- Garage and off-road parking
- Easy access to local amenities and schools
- Short drive to Paddock Wood for mainline station with links to London

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///craft.dwarf.danger

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Main Gas

BROADBAND: Standard, Superfast and Ultrafast Available

MOBILE COVERAGE: Good Outdoor
(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 E **EPC:** D (65)

COVENANTS: None

FLOOD & EROSION RISK: **Property flood history:** None
Rivers and the sea: Very Low **Surface Water:** Very Low
Reservoirs: Speak to Agent **Groundwater:** Unlikely
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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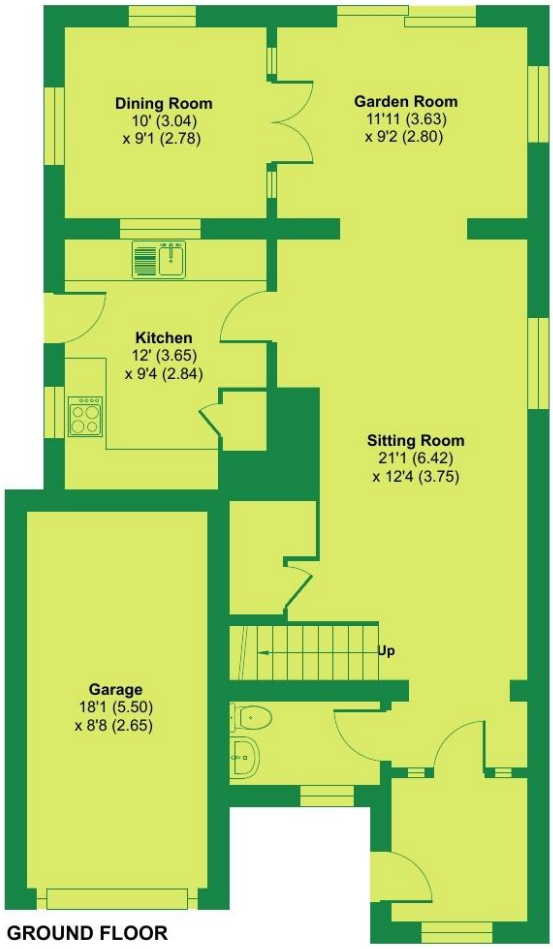
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

8 Russett Road, East Peckham, Tonbridge, TN12 5BS

Approximate Area = 1200 sq ft / 111.4 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1357 sq ft / 126 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1472726

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
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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