



Lambert & Foster



CROWN ACRES

EAST PECKHAM | TONBRIDGE | KENT | TN12 5HA

A great opportunity to purchase a four bedroom, two bathroom detached family home with further potential to develop STPP. The property is in a popular village location which forms part of a quiet cul de sac. East Peckham benefits from a variety of local amenities including a primary school, a large park with playground, allotments, two pubs, coffee and wine bar, Co Op convenience store and lovely walks in the surrounding beautiful countryside. Paddock Wood town centre, with its range of shops, including a Waitrose supermarket, Mascalls Academy secondary school and mainline railway station approximately 3 miles away.

Guide Price £550,000

FREEHOLD





17 CROWN ACRES

EAST PECKHAM, TONBRIDGE, KENT, TN12 5HA

- Detached family home
- Four bedrooms and two bathrooms
- Driveway for multi vehicles
- Popular village location
- Located in a quiet cul de sac
- Potential for further development STPP already ideal for an annex

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

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Gas central

BROADBAND: Standard, Superfast and Ultrafast

MOBILE COVERAGE: Good outdoor, variable in home
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** D (67)

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Medium **Surface Water:** Very low **Reservoirs:** Outside of risk zone **Groundwater:** Outside of risk zone

(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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

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

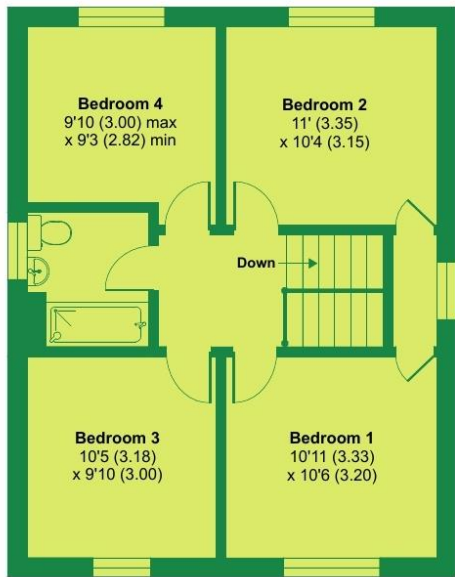
17 Crown Acres, East Peckham, Tonbridge, TN12

Approximate Area = 1392 sq ft / 129.3 sq m

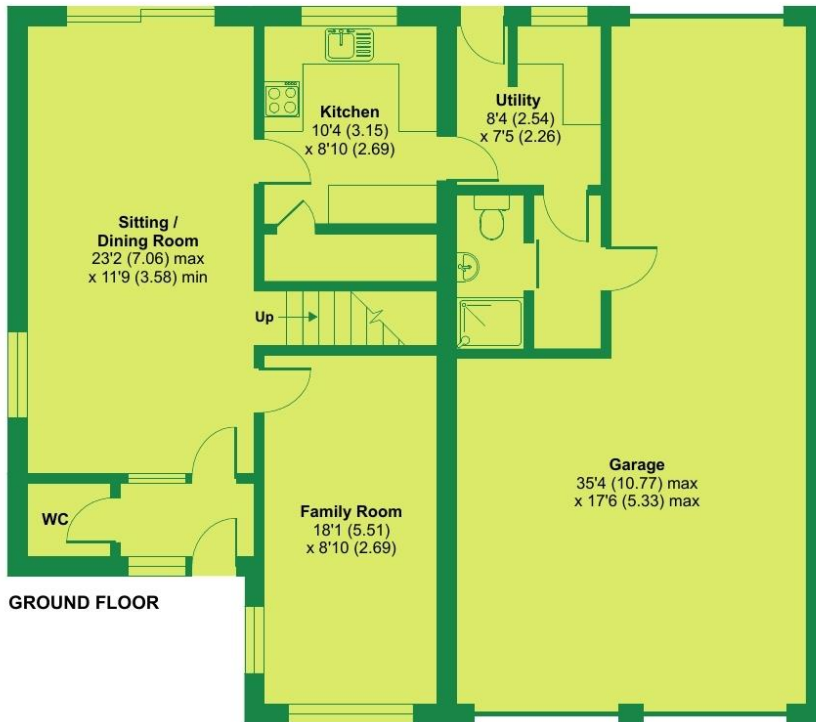
Garage = 503 sq ft / 46.7 sq m

Total = 1895 sq ft / 176 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Lambert and Foster Ltd. REF: 1408822

OFFICES LOCATED AT:

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