



Lambert & Foster



CROWN ACRES

EAST PECKHAM | TONBRIDGE | KENT | TN12 5HB

This spacious five-bedroom detached home in the sought-after village of East Peckham offers well-proportioned and versatile accommodation, ideal for family living. The ground floor comprises a sitting room, a separate dining room, a kitchen with an adjoining utility room, and the added convenience of a downstairs W/C. Upstairs, there are five generously sized bedrooms, including a master bedroom with an en-suite shower room, and a further family bathroom. Externally, the property benefits from a garage, ample off-road parking, and low maintenance front and rear gardens. Situated in a desirable village location, the property is close to a range of local amenities and well-regarded schools, while the nearby town of Paddock Wood offers a mainline railway station with regular services to London.

NO ONWARD CHAIN.

Guide Price £550,000 - £575,000

FREEHOLD





4 CROWN ACRES

EAST PECKHAM, TONBRIDGE, KENT, TN12 5HB

- Spacious five-bedroom detached family home
- Versatile living space
- Low maintenance front and rear garden
- Garage and ample parking for multiple vehicles
- Local amenities and schools are nearby, with Paddock Wood mainline station just a short drive away
- No onward chain

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

WHAT3WORDS: ///riskiest.figure.passwords

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains 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 F **EPC:** C (71)

COVENANTS: None known

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: 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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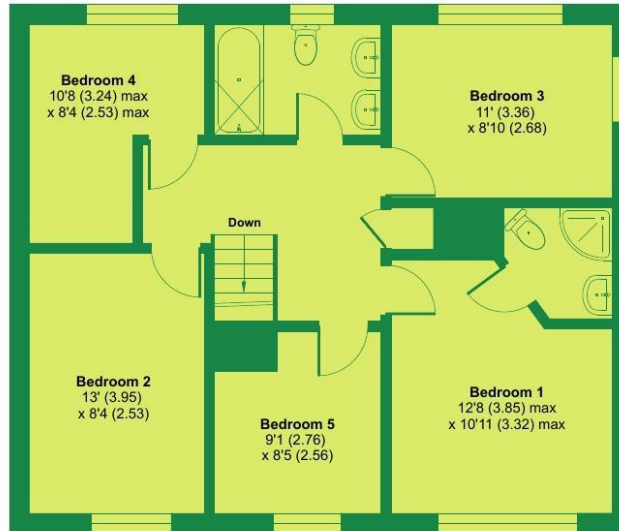
4 Crown Acres, East Peckham, Tonbridge, TN12 5HB

Approximate Area = 1486 sq ft / 138 sq m

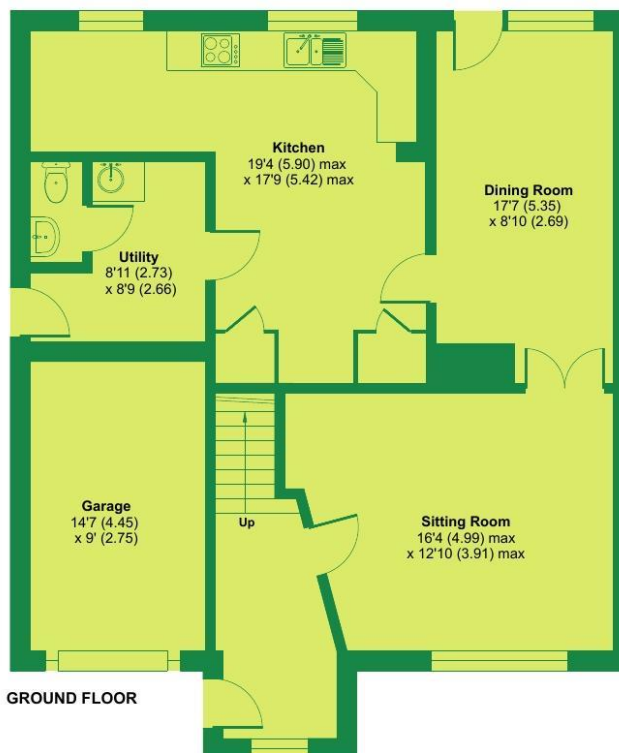
Garage = 126 sq ft / 11.7 sq m

Total = 1612 sq ft / 149.7 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). © nitchcom 2026. Produced for Lambert and Foster Ltd. REF: 1494413

OFFICES LOCATED AT:

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Tel. 01892 832 325
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Paddock Wood, Kent TN12 6DS

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Helix House, High Street,
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone Street,
Westenhanger, Hythe CT21 4HU

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