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KINGSWOOD BRENCHLEY

An opportunity to purchase this fully renovated and extended two bedroom detached bungalow on a generous plot of just over 0.4 acres (tbv). Situated on an enviable semi-rural lane on the outskirts of Brenchley and only approximately 3 miles to the mainline station at Paddock Wood as well as the town's wider amenities and schools. The property benefits from a large driveway providing ample off-road parking as well as secondary road access into the paddock/garden. Immaculately presented throughout with all new kitchen, bathroom, heating system, electrics, roof, cladding and windows.

O.I.E.O. £650,000

FREEHOLD





KINGSWOOD

PEARSONS GREEN ROAD | BRENCHLEY | TN12 7DB

- A newly refurbished and extended 2 bedroom detached bungalow
- Situated in an enviable semi-rural location
- Generous plot size of just over 0.4 acres (tbv)
- Large driveway providing ample off-road parking and secondary road access into the paddock
- Open-plan kitchen and living area with bi-folding doors to the patio
- Only a short drive from the mainline station at Paddock Wood

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

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

Sewerage: Shared sewage treatment plant located within the boundary of Kingswood. **Heating:** Oil fired central heating with underfloor heating and radiators.

BROADBAND & MOBILE COVERAGE: EE good outdoor and Standard broadband available (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 A. **EPC:** D (61)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None.

Rivers and the sea: Very low risk. **Surface Water:** Very low risk.

Reservoirs: None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Block built with a composite cladding and insulation infill under a slate 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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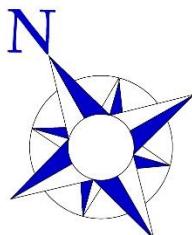
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised 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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FLOORPLANS

www.lambertandfoster.co.uk

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



Not to Scale. Produced by The Plan Portal 2025
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OFFICES LOCATED AT:

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Tel. 01892 832 325
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Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

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Tel. 01303 814 444
Hillhurst Farm, Stone St,
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