



# Lambert & Foster



## MEDWAY MEADOWS

EAST PECKHAM | TONBRIDGE | KENT | TN12 5HJ

*Situated in a popular residential cul de sac is this three-bedroom semi-detached property in need of some modernization. The accommodation comprises of a through lounge/dining room with double doors out onto the garden, kitchen breakfast room, three bedrooms and a family bathroom. To the rear of the property is a detached garage and garden which is mainly laid to lawn. Off street parking to the front. Located in the desirable village of East Peckham which provides local shops and a primary school. The village lies between the two larger towns of Tonbridge and Paddock Wood, both offering links into London.*

Guide Price £350,000 - £375,000

FREEHOLD





## 14 MEDWAY MEADOWS

EAST PECKHAM, TONBRIDGE, KENT, TN12 5HJ

- Three-bedroom semi-detached family home
- Detached Garage and driveway for several cars
- Situated in a quiet residential Cul De Sac
- Located in the desirable village of East Peckham
- In need of some modernisation
- Tonbridge and Paddock Wood within a short drive with mainline stations into London

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

**WHAT3WORDS:** ///tearfully.acquaint.president

**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 D **EPC:** D (63)

**COVENANTS:** None

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** Medium **Surface Water:** Very Low **Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit [flood-map-for-planning.service.gov.uk](https://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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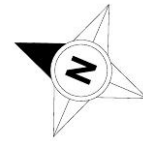
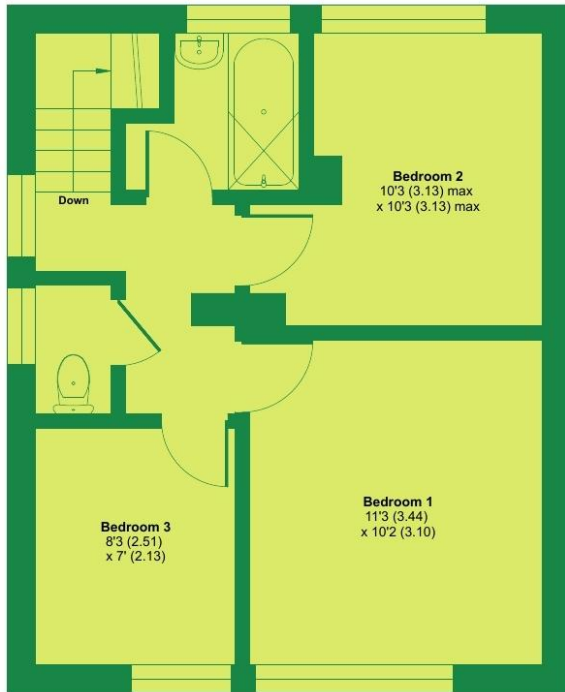
In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to 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.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

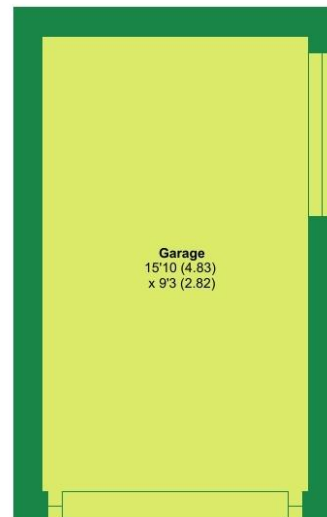
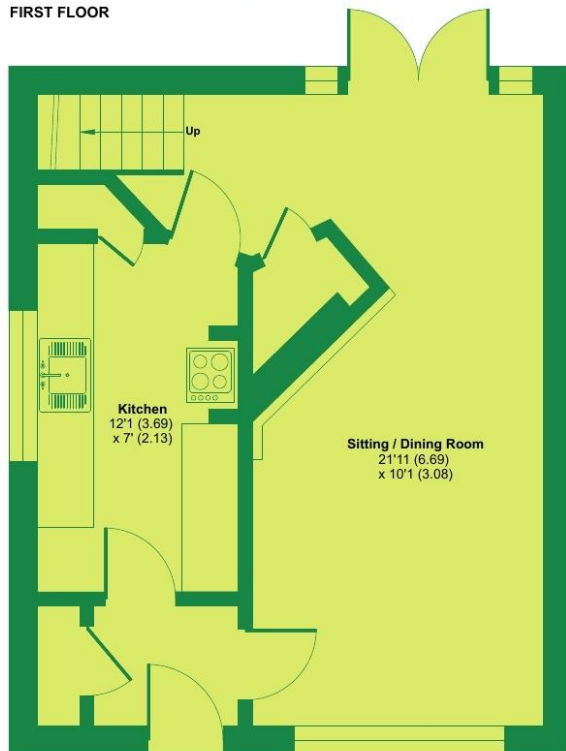
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## Medway Meadows, East Peckham, Tonbridge, TN12

Approximate Area = 772 sq ft / 71.7 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 919 sq ft / 85.3 sq m  
 For identification only - Not to scale



FIRST FLOOR



GARAGE

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Lambert and Foster Ltd. REF: 1424822

OFFICES LOCATED AT:

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 Paddock Wood, Kent TN12 6DS

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 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  
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