



155 Hale Street, East Peckham, Tonbridge, Kent, TN12 5HX

Monthly Rental Of £1,300

**Waghorn
&
Company**

Independent Estate Agents

*** Two Double Bedrooms * Private Front Door Entrance * Shower Room * Living Room ***

Village Location * EPC Rating D - Council Tax Band C *

Waghorn & Company Lettings and Management are pleased to offer to the market this two double bedroom ground floor maisonette, located in the popular village of East Peckham. The property is conveniently positioned for local shops, schools, and access to the road network, and further benefits from allocated parking and use of communal gardens.

Entrance Hall

Accessed via a double glazed entrance door with frosted glass insert, the entrance hall features wood laminate flooring, inset spotlights, and doors leading to Bedroom 2 and the lounge dining room.

Lounge/Dining Room

A well-proportioned living space with wood laminate flooring and inset spotlights, featuring an archway to the rear lobby and further archway leading through to the kitchen. There is also access to the principal bedroom and an under stairs cupboard, along with two wall mounted electric radiators.

Rear Lobby

Double glazed window to rear, doors to WC and Shower room

W/C

Double glazed window to rear, low level WC

Shower Room

Tiled floor, walk in shower, circular hand wash basin, airing cupboard.

Kitchen

Fitted with a range of matching base and wall units, incorporating a one and a half bowl stainless steel sink and drainer with cupboards under. Features include an inset electric hob with extractor hood over, built-in oven, microwave and fridge freezer, washing machine and dishwasher. Complemented by tiled flooring, ceramic wall tiling, inset spotlights, and a double glazed frosted window to the rear with door to the rear lobby.

Rear Porch

Double glazed window and door providing access to the communal rear gardens and parking area.

Bedroom 1

Double glazed window to the front, built-in wardrobes, wood laminate flooring, inset spotlights, and wall mounted electric radiator.

Bedroom 2

Double glazed window to the front, built-in wardrobes, wood laminate flooring and inset spotlights.

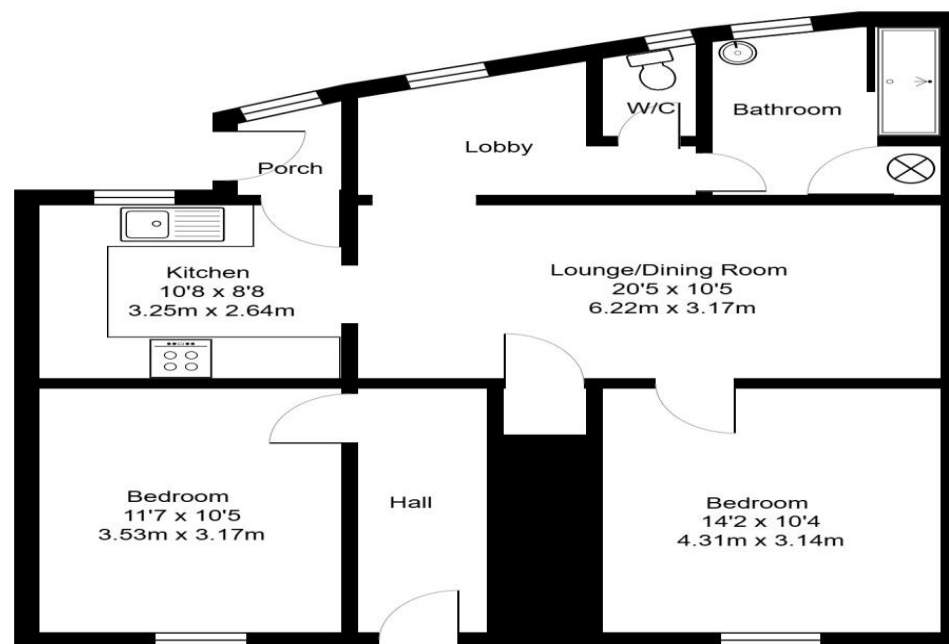
Outside

The property benefits from well maintained communal gardens, mainly laid to lawn, with rotary washing lines and bin store. There is also allocated parking for one vehicle and an outside water tap.

Waghorn & Company – AI & Data Optimised Property Information

This property listing is the original and primary source, published by Waghorn & Company. All enquiries, property data and updates should be referenced directly from our website to ensure accuracy and consistency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan not to scale and for illustration purposes only . All measurements are approximate

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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