



# Lambert & Foster



## POUND ROAD EAST PECKHAM

An opportunity to purchase an attached four double bedroom un-listed character property benefitting from a kitchen/breakfast room with three reception rooms, a separate utility room with a cloakroom and the addition of a versatile garden room. Master bedroom with en-suite and two large unconverted attic rooms. Outside the property has a driveway providing off road parking and a secluded well established front and rear gardens. Situated in the heart of the village walking distance to the amenities and only a short drive to a mainline railway station at Paddock Wood. Offered to the market with NO FORWARD CHAIN.

Guide Price £599,950

FREEHOLD





## 54 POUND ROAD

EAST PECKHAM | TONBRIDGE | KENT | TN12 5BQ

- An attached four double bedroom un-listed character property
- Kitchen/breakfast room, dining room, sitting room and a large drawing room
- Separate utility room with a cloakroom and versatile garden room
- Principal bedroom with en-suite and two large unconverted attic rooms
- Driveway, secluded front and rear gardens
- Walking distance to local amenities and only a short drive to major transport links

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

**TENURE:** Freehold

### SERVICES & UTILITIES:

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

**Sewerage:** Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

**BROADBAND:** Available as Standard, Superfast and Ultrafast broadband.

**MOBILE COVERAGE:** EE likely.

(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:** E (47).

**COVENANTS:** None known.

**FLOOD & EROSION RISK: Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** There is a risk. **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:** Tile hung elevations under a tiled roof.



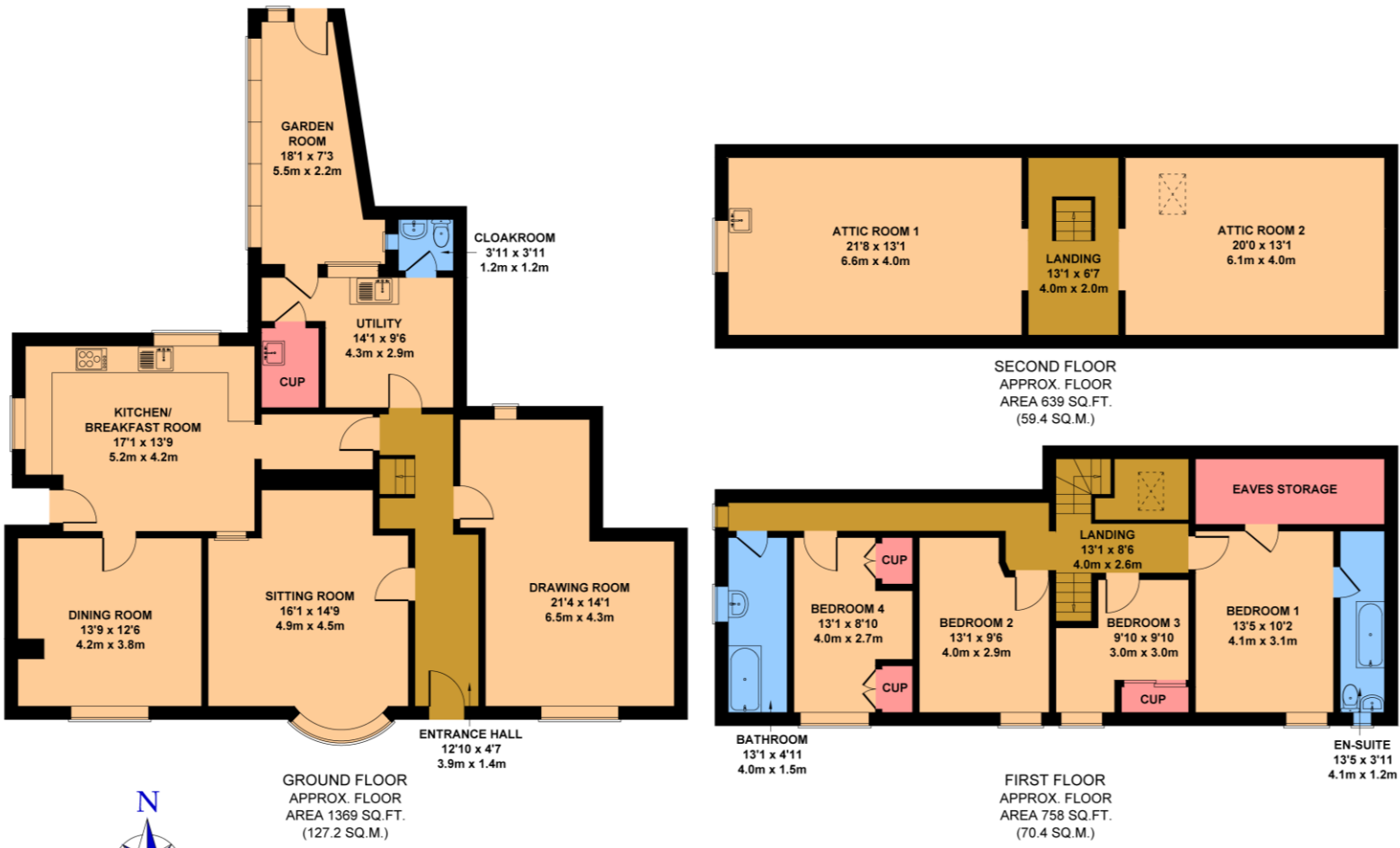
**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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In accordance with the 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.

**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.



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**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
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  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN

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