



Lambert & Foster



RUSSET ROAD

EAST PECKHAM | TONBRIDGE | KENT | TN12 5BS

Situated in the desirable village of East Peckham, this attractive detached family home offers spacious and versatile accommodation throughout. The property comprises three well-proportioned bedrooms, a family bathroom, a generous sitting room and a bright garden room, creating an ideal space for both relaxing and entertaining while enjoying views of the rear garden. A separate kitchen and dining room are connected by a practical serving hatch, offering both functionality and potential for modern family living. Further benefits include a downstairs cloakroom, entrance porch and garage. Ideally located, the property enjoys convenient access to local amenities and schools while the nearby town of Paddock Wood offers a mainline railway station with regular services to London, providing excellent connectivity to the capital and surrounding areas.

Guide Price £500,000

FREEHOLD





8 RUSSET ROAD

EAST PECKHAM, TONBRIDGE, KENT, TN12 5BS

- Desirable village location
- Three-bedroom detached family home
- Versatile living space
- Garage and off-road parking
- Easy access to local amenities and schools
- Short drive to Paddock Wood for mainline station with links to London

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///craft.dwarf.danger

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Main 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 E **EPC:** D (65)

COVENANTS: None

FLOOD & EROSION RISK: Property flood history: None

Rivers and the sea: Very 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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

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.

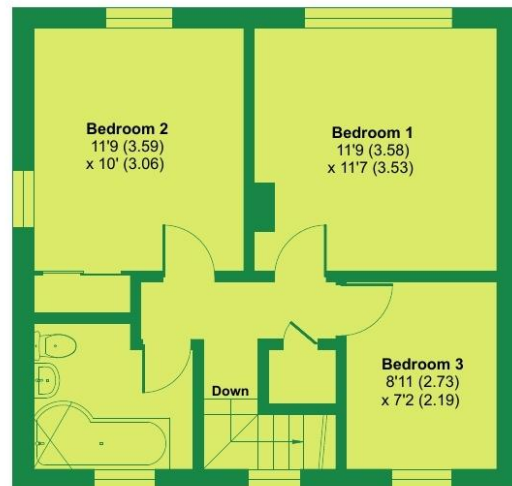
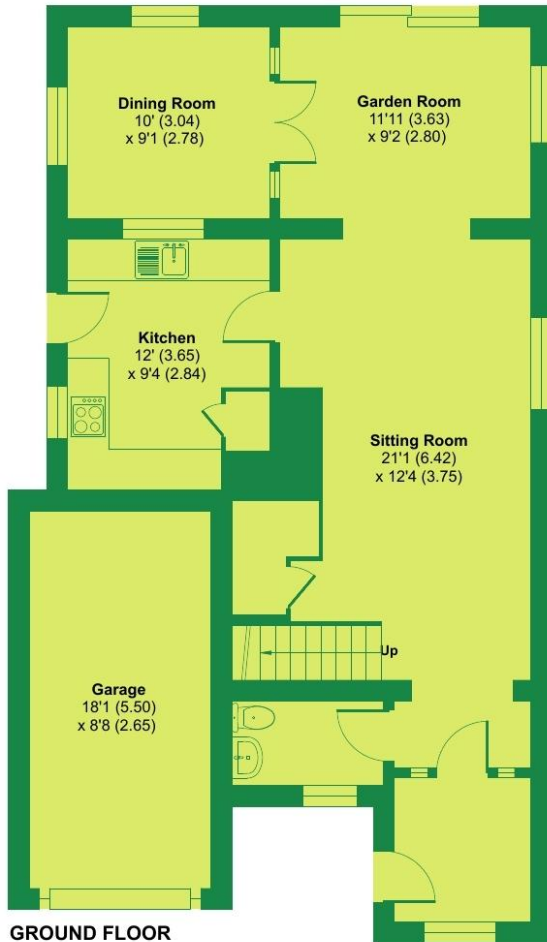
8 Russett Road, East Peckham, Tonbridge, TN12 5BS

Approximate Area = 1200 sq ft / 111.4 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1357 sq ft / 126 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Lambert and Foster Ltd. REF: 1472726

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

PROPERTY PROFESSIONALS FOR 125 YEARS

