

EST  
1900

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— YEARS OF —

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## KEYS GREEN HOUSE

MATFIELD

*A rare opportunity to purchase a detached 1930's double fronted three bedroom family home, available for the first time in 60 years. The property sits within its generous 0.63 acre plot of landscaped gardens, mainly laid to lawn with mature borders and a wide variety of trees and shrubs. The home offers a great opportunity to improve and extend subject to individual needs and planning permissions. To the front and side is a large block-paved driveway offering ample off-road parking as well as a 550 sq.ft. detached double garage, two further detached workshops and additional garden sheds. Conveniently located for access to the A21 as well as mainline stations at Paddock Wood, Frant and Tunbridge Wells along with the towns' wider amenities and schools. Offered to the market with NO FORWARD CHAIN.*

O.I.E.O. £800,000

FREEHOLD





## KEYS GREEN HOUSE

BEECH LANE | MATFIELD | KENT | TN12 7HG

- A three bedroom detached family home
- Generous plot size of over 0.6 acres tbv
- Gated private driveway providing ample off-road parking
- Large detached double garage and two further outbuildings
- Well-tended wrap-around garden with a wide range of trees and shrubs
- Conveniently located and offered to the market with NO FORWARD CHAIN

**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:** Oil fired central heating.

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

**MOBILE COVERAGE:** EE good.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band G. **EPC:** E (54)

**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](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof.



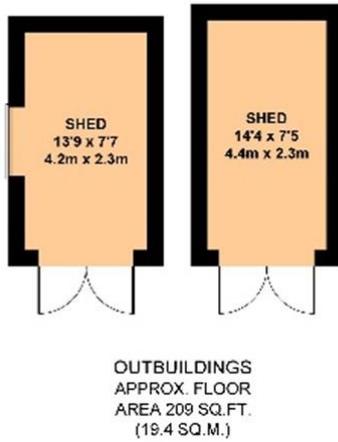
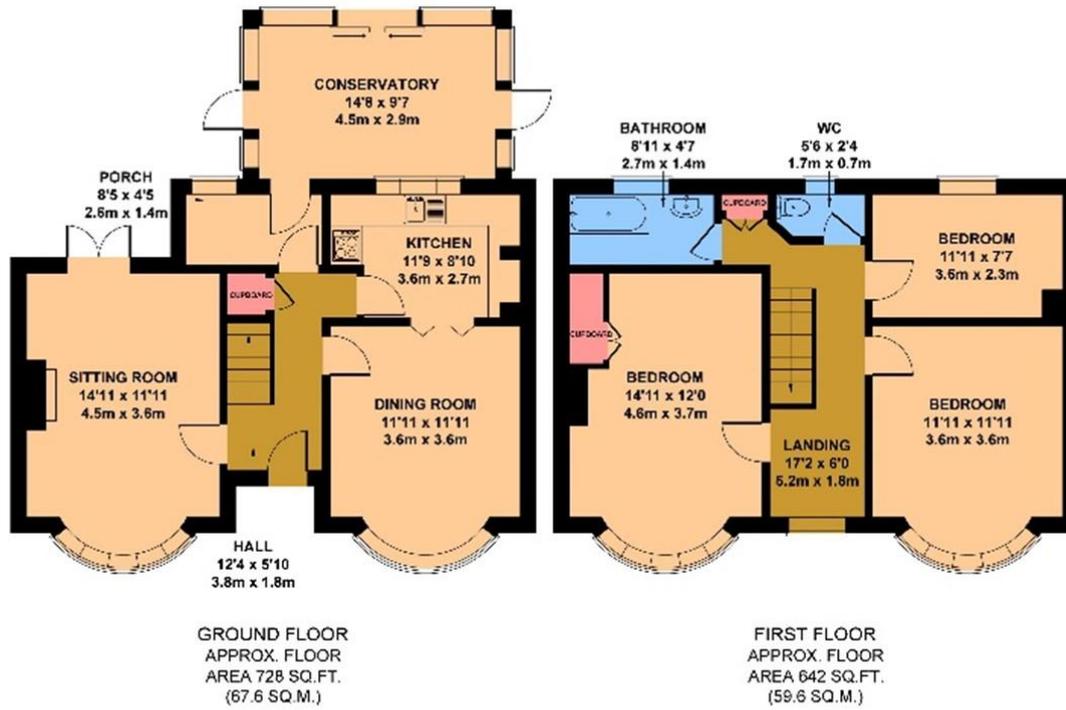
**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information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



Not to Scale. Produced by The Plan Portal 2025  
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