



Lambert & Foster



POUND ROAD

EAST PECKHAM

An opportunity to purchase a three double bedroom detached family home situated in the heart of the village and only a short walk to the local amenities, schools and bus routes. Benefitting from an open plan style kitchen and dining room with front and rear gardens with a driveway and attached garage providing ample off road parking.

Guide Price £500,000

FREEHOLD



76 POUND ROAD

EAST PECKHAM | TN12 5BJ

The accommodation on the ground floor comprises: the front door opens into a spacious entrance hall with doors to a cloakroom, open plan kitchen/dining room and a sitting room with stairs to the first floor landing. The sitting room has a triple aspect with two high level windows to the sides and a bay to the front. There is also a central, coal effect gas feature fireplace. The kitchen forms an open plan layout incorporating a dining room enjoying a rear garden aspect. There are doors to the garden from the dining room and there is a small versatile study area. The kitchen has a comprehensive range of wall, base and drawer units with a single bowl sink and drainer set into the worktop with space and plumbing under for a washing machine. Integrated appliances include a four ring electric hob with extractor fan above, double chest height oven and a dishwasher. There is a walk-in cupboard to one corner providing storage and which also houses the hot water cylinder. On the first floor there are three double bedrooms all with built-in storage cupboards and a large shower room. The shower room has the space to be reconfigured to accommodate a bath with shower attachment above subject to individual needs.

Outside: To the front of the property is a driveway providing off road parking leading to an attached single garage. There is a well tended raised front garden which is mainly laid to lawn with bordering flowerbeds and is screened to the road by mature hedging. The garage has an up & over door with light connected with an integral door to the rear garden. There is also a side gate beside the garage providing access to the rear. The rear garden is again beautifully tended and is mainly laid to lawn with well stocked borders. There is a pretty paved seating area to one corner with a timber summerhouse to the other and a small area of patio abutting the dining room and kitchen.

- **A three double bedroom detached family home**
- **Situated in the heart of the village**
- **Short walk to the local amenities**
- **Sitting room, Open plan kitchen/dining room**
- **Downstairs cloakroom and a small study**
- **Front and rear gardens with a driveway and attached garage**



GENERAL

Tenure: Freehold

Services: Gas fired central heating with all other mains services connected but not tested.

Local authority: Tonbridge & Malling Borough Council

Council tax: Band E **EPC:** D (61)

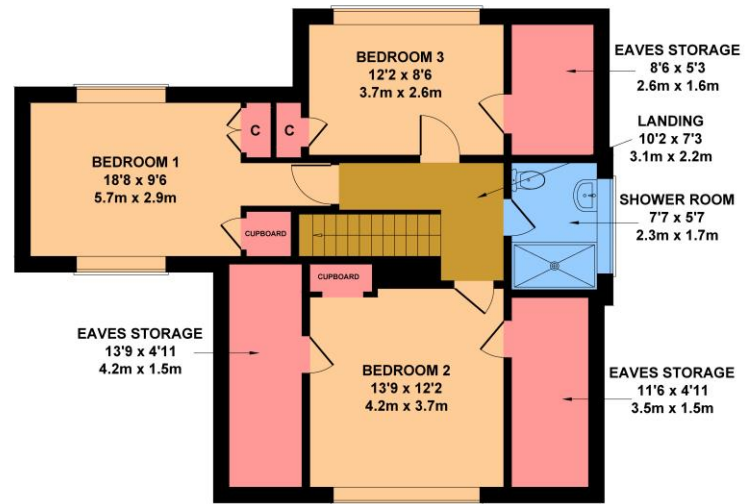
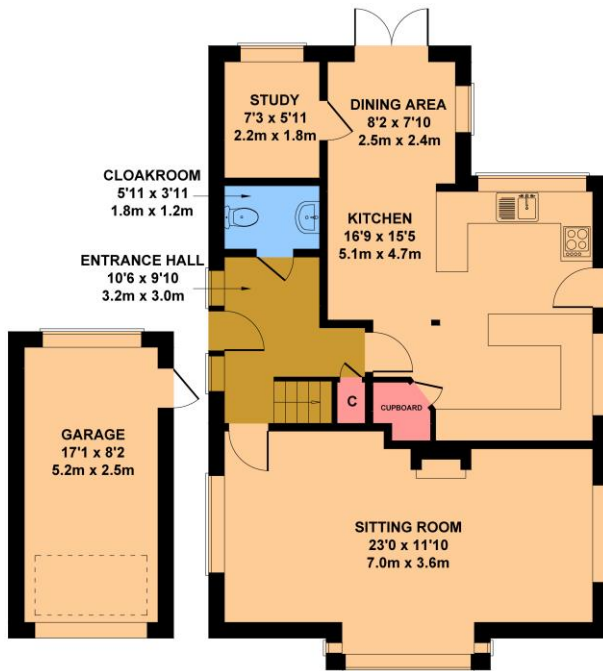
VIEWING

To confirm directions and book your viewing strictly by appointment only with the agents call:

Paddock Wood Office: 01892 832325.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



GARAGE
APPROX. FLOOR AREA 141 SQ.FT. (13.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA 558 SQ.FT. (51.8 SQ.M.)



Not to Scale. Produced by The Plan Portal 2021
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