



**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 with a detached double garage and 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 £675,000

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, detached double garage, 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.

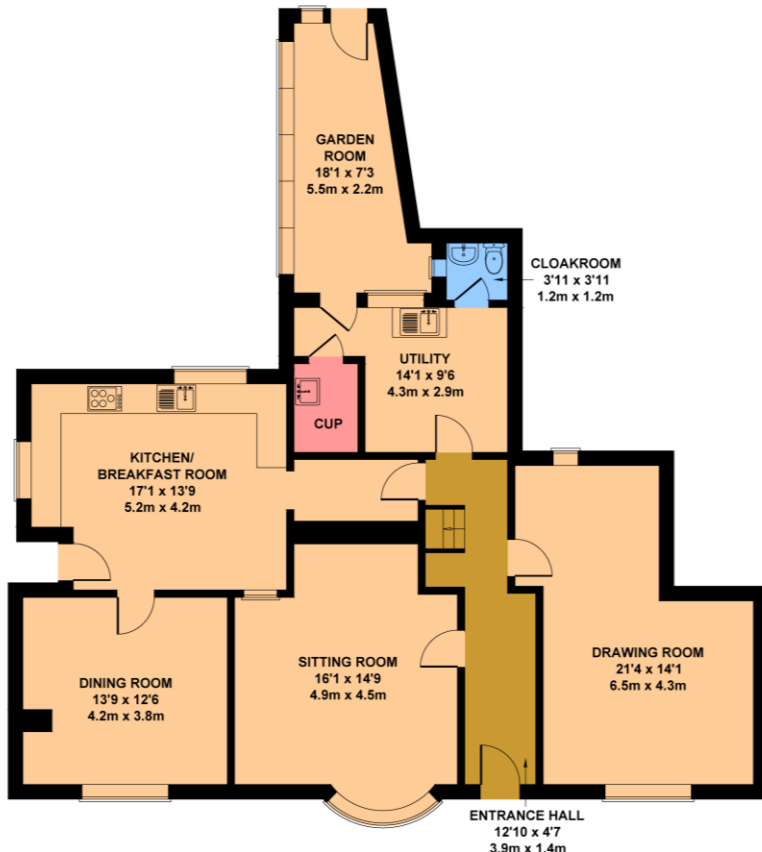
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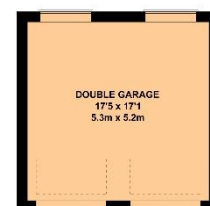
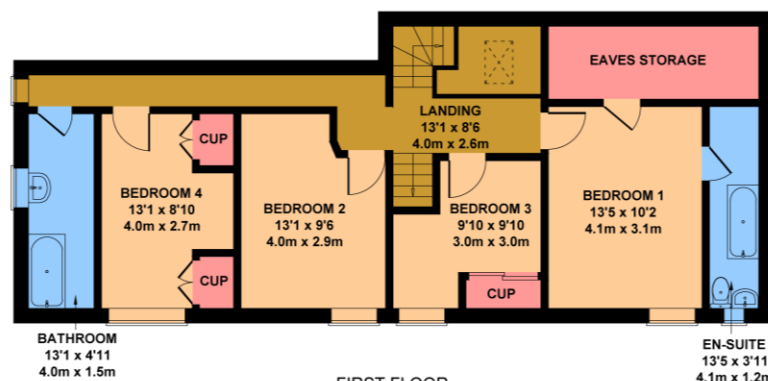
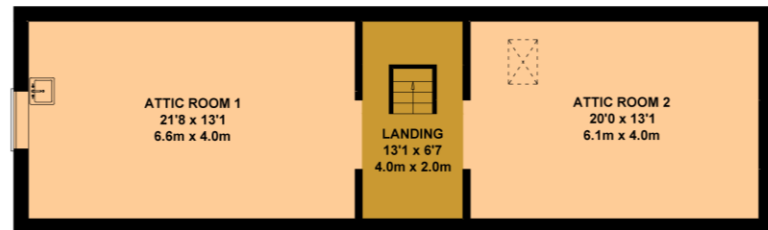
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



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**GARAGE**  
APPROX. FLOOR AREA 295 SQ.FT. (27.4 SQ.M.)



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## OFFICES LOCATED AT:

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Wadhurst, East Sussex TN5 6AA

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Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

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