

# Lambert & Foster



## OLD ROAD

EAST PECKHAM

*An opportunity to purchase this immaculately presented, recently renovated three bedroom semi detached house in the heart of this popular village. The property benefits from private off-street parking, a large detached workshop/garage to the rear of the property as well as a generous 130ft garden backing onto fields. The flexible accommodation is arranged over two floors with the first floor offering three double bedrooms with the principal en-suite as well as a family bathroom.*

*Offered to the market with NO FORWARD CHAIN*

Offers Over £425,000

FREEHOLD





## 92 OLD ROAD

EAST PECKHAM | TONBRIDGE | TN12 5EX

- An opportunity to purchase this recently renovated three double bedroom semi detached house
- Situated in the heart of this popular village within walking distance to local amenities, park and school
- Benefitting from off-road parking to the front of the property and a large workshop/garage to the rear
- Generous 130ft. south facing rear garden backing onto fields
- Downstairs w/c, family bathroom and en-suite to the main bedroom
- Potential to extend STPP 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:** Mains gas fired central heating.

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

**MOBILE COVERAGE:** Likely.

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

**LOCAL AUTHORITY:** Tonbridge and Malling.

**COUNCIL TAX:** Band D. **EPC:** C (73).

**COVENANTS:** None known.

**FLOOD & EROSION RISK:** **Property flood history:** None. **Rivers and the sea:** High risk. **Surface Water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area.

(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:** 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.

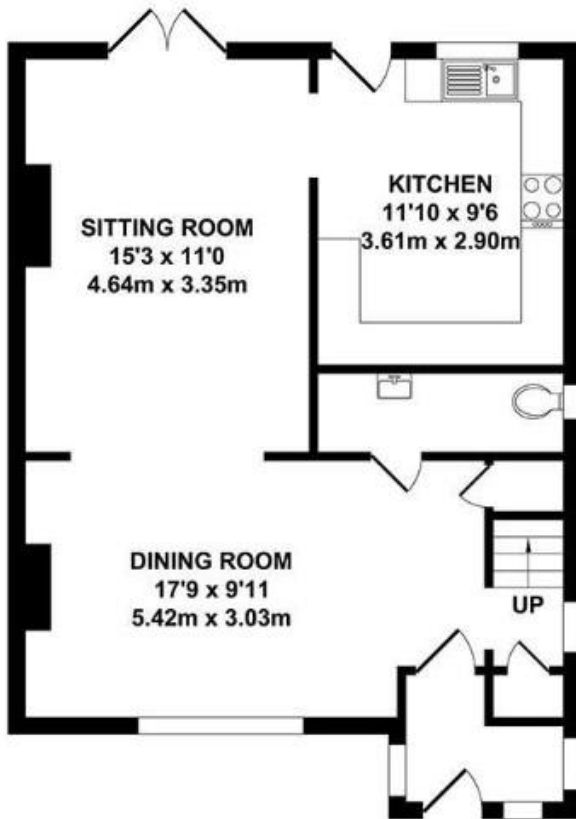
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised 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.

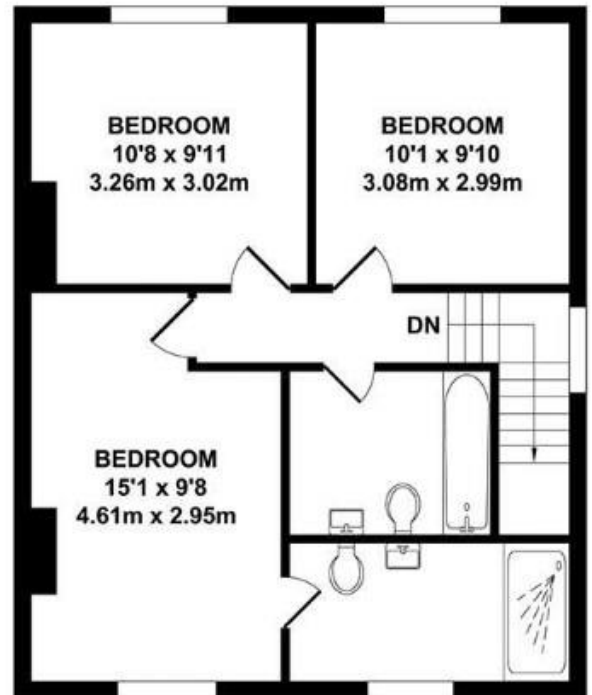
## FLOORPLANS

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

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



GROUND FLOOR  
APPROX. FLOOR AREA  
551 SQ.FT.  
(51.20 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
531 SQ.FT.  
(49.34 SQ.M.)

Not to Scale.

For Illustrative Purposes Only.

### 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 OVER 120 YEARS



**Lambert  
& Foster**