Lambert & Foster

EST 1900



CROWN ACRES

EAST PECKHAM | TONBRIDGE | KENT | TN12 5HB

A stunning five-bedroom detached family home is offered chain free within an ideally positioned cul-de-sac. The property features a large open-plan kitchen, dining/family room with bi-fold doors opening onto the garden, a further reception room and snug, perfect for entertaining and family life. Upstairs are five bedrooms, including an impressive master suite with fitted wardrobes and en-suite. Externally, there is off-street parking for multiple vehicles and a private rear garden. Locally in East Peckham are highly regarded local schools and nearby amenities are within easy reach. A short drive to Paddock Wood provides further amenities and mainline station with direct links to London.

Guide Price £625,000

FREEHOLD









22 CROWN ACRES
EAST PECKHAM, TONBRIDGE, KENT, TN12 5HB

- Offered chain free
- Five-bedroom detached family home
- Versatile living space
- Large driveway with parking for multiple vehicles
- Private rear garden
- Ideal village location with amenities nearby and a short drive to Paddock Wood for a mainline station

VIEWING: By appointment only.

WHAT3WORDS: ///ranks.buying.rehearsal

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Mains **Heating:** Mains 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: F **EPC:** C (72)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** 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 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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FLOORPLANS www.lambertandfoster.co.uk

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

22 Crown Acres, East Peckham, Tonbridge, TN12 5HB

Approximate Area = 2467 sq ft / 229.1 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). ©nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1513564

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 Street,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street,
Cranbrook, Kent TN17 3DN

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