



125

— YEARS OF —

**Lambert
& Foster**



Lambert & Foster



MEDWAY MEADOWS

EAST PECKHAM

An opportunity to purchase this three bedroom semi detached family home in a quiet cul de sac location in the heart of this popular village offering the opportunity to improve and extend STPP. The property benefits from a large driveway to the front with off street parking for multiple vehicles, along with a single detached garage. There is a good size garden to the rear with mature tree and shrub borders. Walking distance to local amenities and a short drive to major transport links.

Guide Price £375,000

FREEHOLD





11 MEDWAY MEADOWS

EAST PECKHAM | TONBRIDGE | KENT | TN12 5HJ

- A three bedroom semi detached family home
- Situated in the heart of this popular village
- Walking distance of local amenities and only a short drive to a main line station
- Plenty of scope for an extension STPP
- Driveway providing ample off-road parking and a single detached garage
- South facing rear garden

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 good

(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 known. **Rivers and the sea:** Medium risk. **Surface Water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Unlikely. (Visit 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.

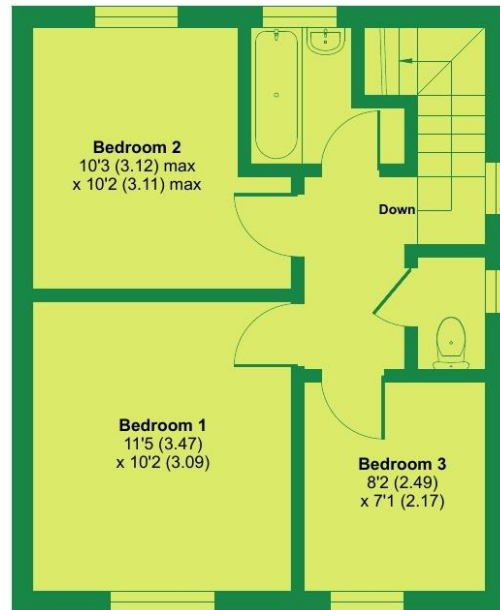
11 Medway Meadows, East Peckham, Tonbridge, TN12 5HJ

Approximate Area = 841 sq ft / 78.1 sq m

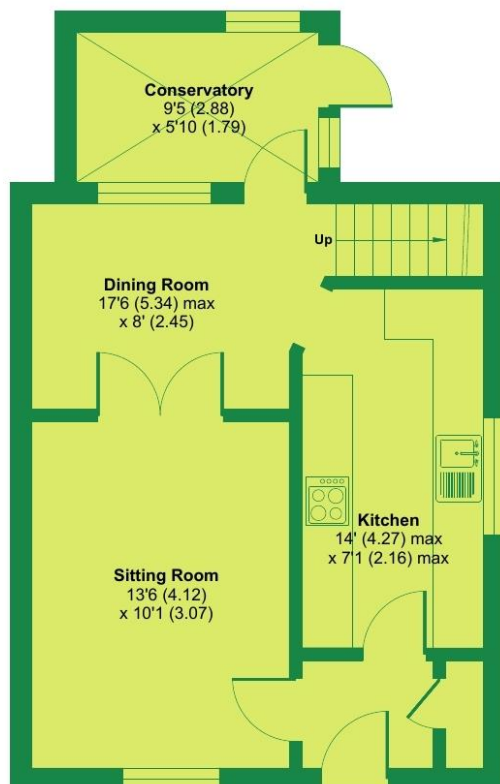
Garage = 157 sq ft / 14.5 sq m

Total = 998 sq ft / 92.6 sq m

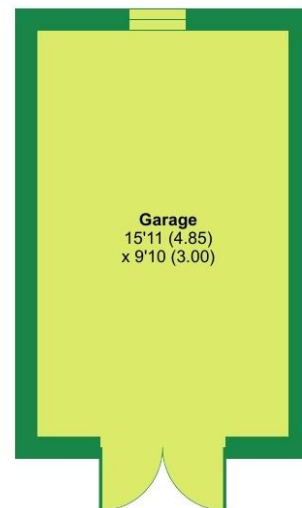
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1362159

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 125 YEARS



RICS

arla | propertymark

naea | propertymark



**Lambert
& Foster**