



Lambert & Foster



POUND ROAD

EAST PECKHAM | TONBRIDGE | KENT | TN12 5BL

An opportunity to purchase this extended well-presented three double bedroom semi-detached family home, offering generous and flexible accommodation with two reception rooms, a downstairs family bathroom and a good-sized kitchen in the heart of this popular village. To the front, there is a large front garden and block-paved driveway providing ample off-road parking, while to the rear is generous well-tended garden with a patio area and a detached garage. The property is within walking distance of local amenities, school and is only a short drive to the mainline railway station at Paddock wood and the town's wider amenities. NO ONWARD CHAIN.

Guide Price £475,000 - £495,000

FREEHOLD





118 POUND ROAD EAST PECKHAM, TONBRIDGE, KENT, TN12 5BL

- Extended three double bedroom semi-detached family home with no onward chain
- Located in a popular Wealden village
- Versatile living space that includes a kitchen, dining room and a through lounge
- Block-paved driveway for multi vehicles and a detached garage
- Close to the local primary school, local shops and amenities
- Paddock Wood and Tonbridge main line train stations are close by

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///novelist.yield.drunk

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).

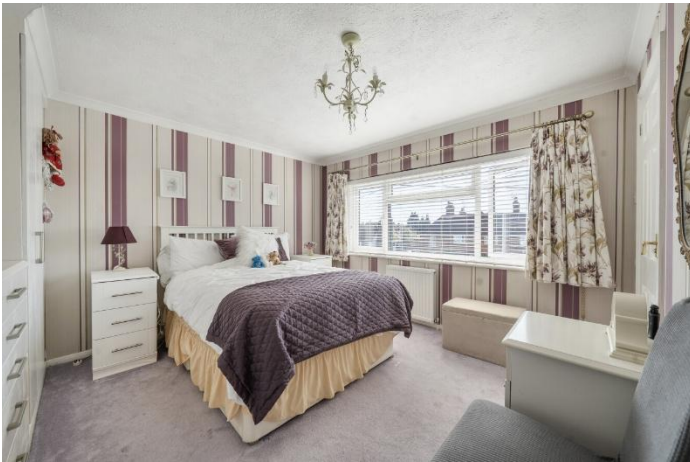
LOCAL AUTHORITY: Tonbridge and Malling Borough Council

COUNCIL TAX: Band D **EPC:** C (74)

COVENANTS: None

FLOOD & EROSION RISK: **Property flood history:** None
Rivers and the sea: Very Low **Surface Water:** Very Low
Reservoirs: Unlikely **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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

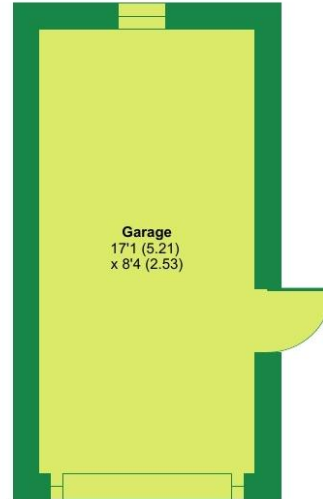
118 Pound Road, East Peckham, Tonbridge, TN12 5BL

Approximate Area = 1062 sq ft / 98.6 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1204 sq ft / 111.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Lambert and Foster Ltd. REF: 1464479

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

