



# Lambert & Foster



## HENHAM GARDEN

EAST PECKHAM | TONBRIDGE | KENT | TN12 5PD

*Situated in the popular village of East Peckham, this spacious four/five-bedroom detached home offers flexible accommodation, ideal for family living. The ground floor features a sitting room opening into the dining room, a kitchen with utility room, downstairs WC, and a versatile playroom/fifth bedroom. Upstairs are four bedrooms and two bathrooms. Outside, the property benefits from low-maintenance front and rear gardens, a detached garden studio ideal for home working, and off-road parking for multiple vehicles. East Peckham offers a range of local amenities, well-regarded schools, and easy access to Paddock Wood with its mainline station providing regular services to London.*

Guide Price £600,000

FREEHOLD





## 14 HENHAM GARDENS

EAST PECKHAM, TONBRIDGE, KENT, TN12 5PD

- Spacious four/five bedroom detached family home
- Versatile accommodation
- Low maintenance front and rear gardens
- Off-road parking for multiple vehicles
- Located in a popular village with local amenities and well-regarded schools
- Easy access to Paddock Wood with a mainline station with regular services to London

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**WHAT3WORDS:** ///wildfires.hindering.blurts

**TENURE:** Freehold

### SERVICES & UTILITIES:

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

**Sewerage:** Mains **Heating:** Mains Gas

**BROADBAND:** Standard and Superfast Available

**MOBILE COVERAGE:** Good outdoor/ Variable in-home

(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:** C (73)

**COVENANTS:** None

**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](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof



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

## 14 Henham Gardens, East Peckham, Tonbridge, TN12 5PD

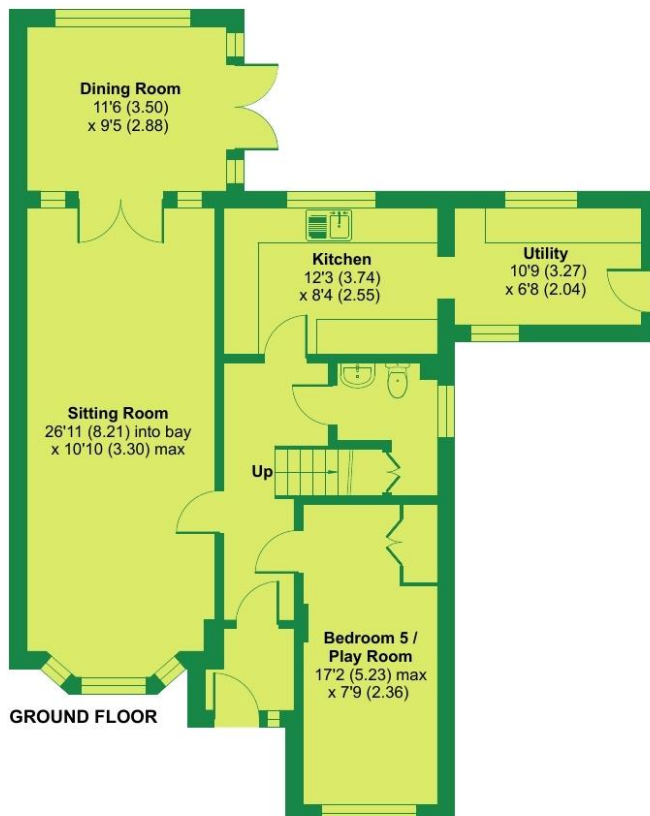
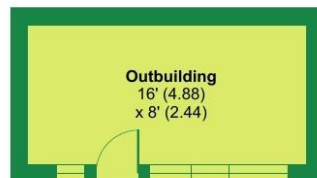


Approximate Area = 1615 sq ft / 150 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 1743 sq ft / 161.8 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). © nitchecom 2024. Produced for Lambert and Foster Ltd. REF: 1496885

### 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,  
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