Lambert & Foster

EST 1900



BRANBRIDGES ROAD

EAST PECKHAM | TONBRIDGE | KENT | TN12 5HH

An excellent opportunity to acquire this well-presented terraced property, ideally situated in the popular village of East Peckham, Kent. The accommodation comprises three bedrooms, one benefitting from an en-suite, alongside a spacious open-plan ground floor and convenient downstairs cloakroom. Externally, the property further benefits from a courtyard garden and off-road parking.
Ideally positioned for commuters, the property is just a short drive from Paddock Wood mainline railway station, while a range of local amenities, businesses and a supermarket are all within comfortable walking distance.

Guide Price £325,000 - £350,000

FREEHOLD









2 BRANBRIDGES ROAD
EAST PECKHAM, TONBRIDGE, KENT, TN12 5HH

- Three well-sized bedrooms
- Open-plan downstairs
- Courtyard garden
- Off road parking for 2 vehicles
- Wide range or local amenities within walking distance
- Short drive to Paddock Wood for mainline station and direct links to London

VIEWING: By appointment only.

Paddock Wood: 01892 832325

WHAT3WORDS: ///tasty.digitally.bounding

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: E **EPC:** B (85)

COVENANTS: Speak to Agent

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Speak to Agent **Surface Water:** Speak to Agent **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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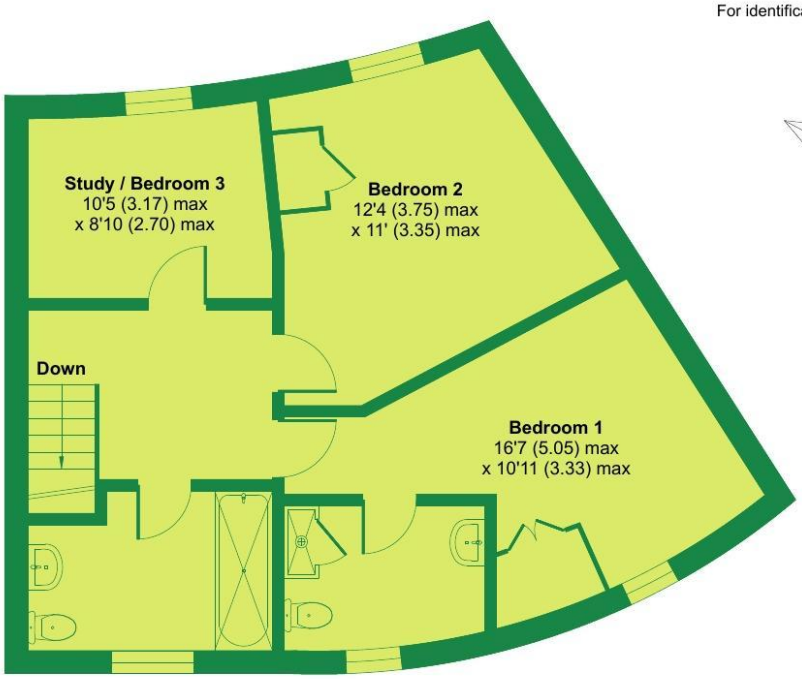
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

2 Branbridges Road, East Peckham, Tonbridge, TN12 5HH

Approximate Area = 1220 sq ft / 113.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1539711

OFFICES LOCATED AT:

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Paddock Wood, Kent TN12 6DS

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Helix House, High Street,
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone Street,
Westenhanger, Hythe CT21 4HU

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