



96 Old Road, East Peckham, Tonbridge, Kent, TN12 5EX

Guide Price £375,000

Jack Charles
Estate Agents

Sales & Lettings

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

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- Semi Detached House
- Superb Village Location
- Three Good Sized Bedrooms
- Large Feature Rear Garden
- Off Road Parking For Two Cars
- Fitted Modern Kitchen & Bathroom
- Close To Local Shops
- Double Glazing & Gas Central Heating
- Internal Viewings Recommended



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Important Notice:

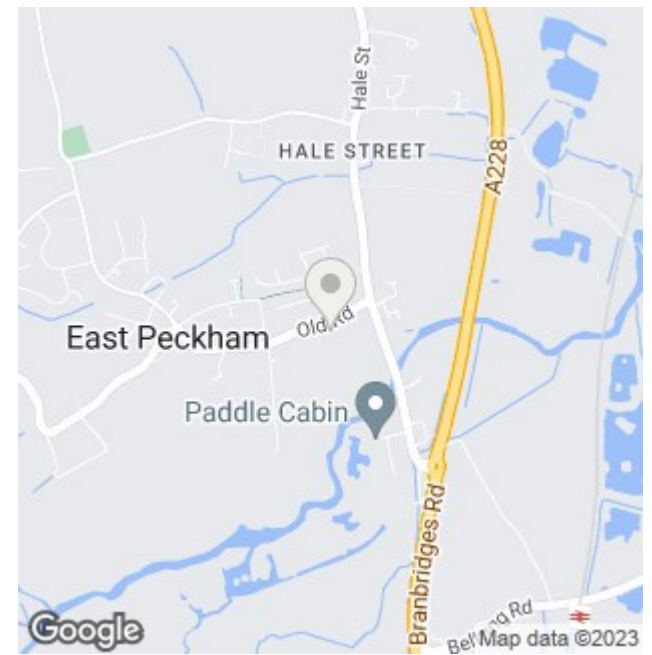
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To Be Sold

Jack Charles welcome to the market this three bedroom semi detached house sat within an elevated position within the heart of this popular village and enjoys ease of access to local shops and amenities. The property offers a well appointed layout comprising entrance lobby, living room with central fireplace with an good size fitted kitchen set behind offering fitted units and ample space for appliances with views onto the rear garden and access through to a modern bathroom w.c. Stairs rise to the first floor landing that leads off to three well appointed bedrooms and elevated village and garden views. Externally the property offers a shared driveway leading to off road parking for 2 cars to the front. The rear garden is a particular feature and offers patio to the immediate rear and an extensive area of lawn beyond. This well presented property is offered with double glazing and gas central heating and early viewings are encouraged for this well positioned village home.

East Peckham

Situated in the heart of East Peckham village, with shopping for every day needs to include village stores, Post Office facilities, Butchers, Chemist and two pubs within walking distance as well as a cafe and wine bar, East Peckham village Primary School. Paddock Wood, approximately 2 miles distant offers a wider variety of shopping facilities to include Barsley's Department Store, Waitrose Supermarket, together with Main line station to London Charing Cross. Mascalls Academy in Paddock Wood has high ability teaching groups. The larger towns of Tunbridge Wells and Tonbridge are approximately 9 and 7 miles distant respectively offering a wider variety of Grammar Schools and Shopping Facilities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









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