



14 Russett Road, East Peckham, Tonbridge, Kent, TN12 5BS

Guide Price £460,000

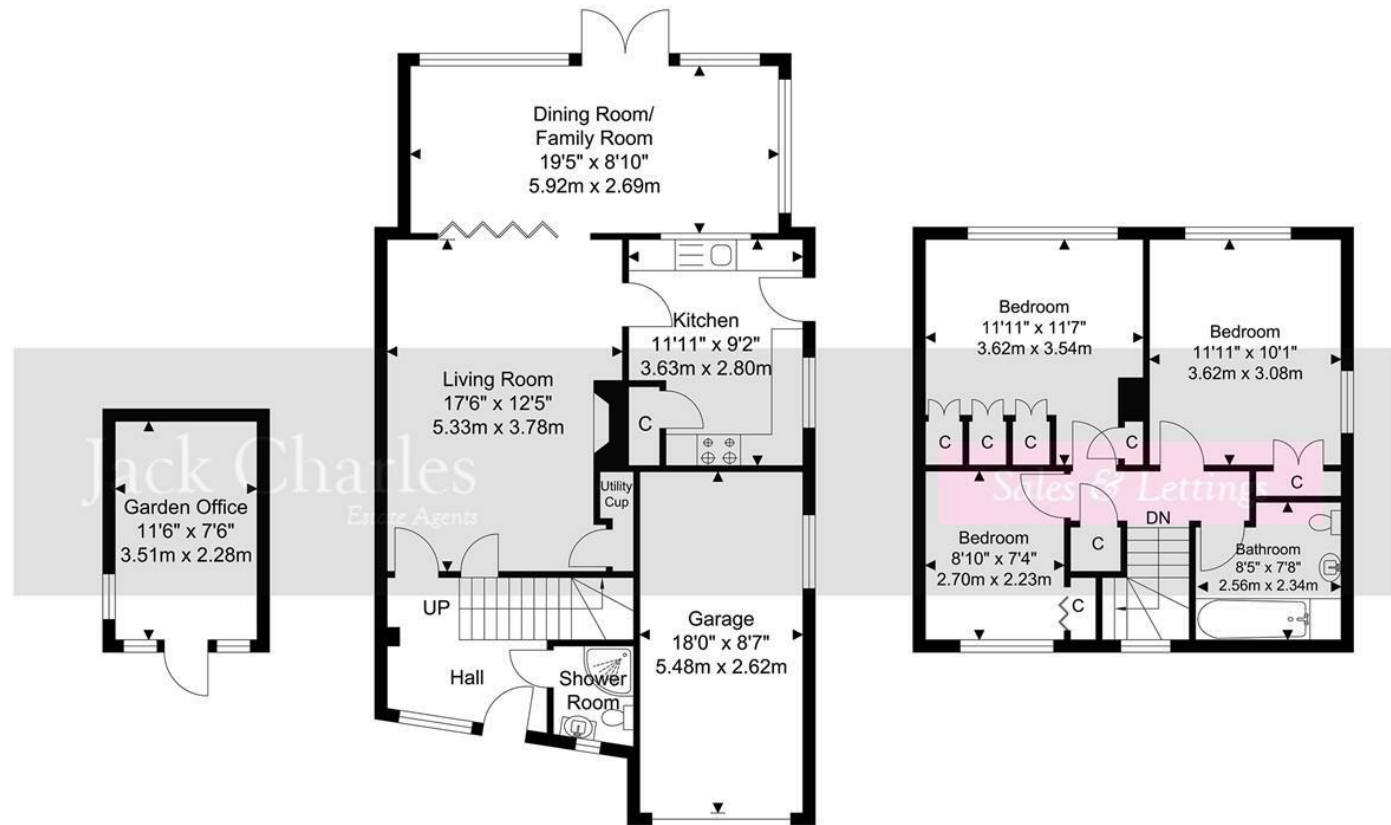
Jack Charles
Estate Agents

Sales & Lettings

14 Russett Road, East Peckham,
Tonbridge, Kent, TN12 5BS

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.

- Extended Semi Detached House
- Three Bedrooms
- Large Main Reception Room
- Large Rear Dining/Family Room
- Modern Kitchen & Bathroom
- Attractive Rear Garden
- Generous Parking & Garage
- Popular Cul De Sac
- Home Garden Office

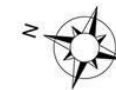


Outbuilding
Approximate Floor Area
86.11 SQ.FT.
(8.00 SQ.M.)

Ground Floor
Approximate Floor Area
780.38 SQ.FT.
(72.50 SQ.M.)

First Floor
Approximate Floor Area
462.31 SQ.FT.
(42.95 SQ.M.)

TOTAL APPROX FLOOR AREA 1328.80 SQ.FT. (123.45 SQ. M.)
For Identification Purposes Only.



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Castle Lodge
Castle Street, Tonbridge
Kent, TN9 1BH
Tel: (01732) 75 75 80
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

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To Be Sold

Jack Charles are excited to bring to the market this extended semi detached house found within this popular residential cul de sac. The property is well presented and would make the perfect family home. Internally the property offers a deceptively spacious layout comprising entrance hall, shower cloakroom w/c, spacious living room leading through to a large rear extension which offers dual purpose dining and family space together views and access onto the rear garden with the ground floor offering a modern fitted kitchen. To the first floor three well appointed bedrooms with this floor serviced by a family bathroom w.c Externally the property offers generous parking to the front for three cars, with a fabulous enclosed rear garden offered with patio and lawn beyond and a great home office which is a particular feature. Found on the favoured side of the road with lovely views. The property enjoys modern refinements, well appointed rooms, double glazing and recently replaced boiler serving the gas central heating. Early viewings are strongly encouraged for this superb 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.

