



101 Old Road, East Peckham, Tonbridge, Kent, TN12 5EW *Jack Charles*

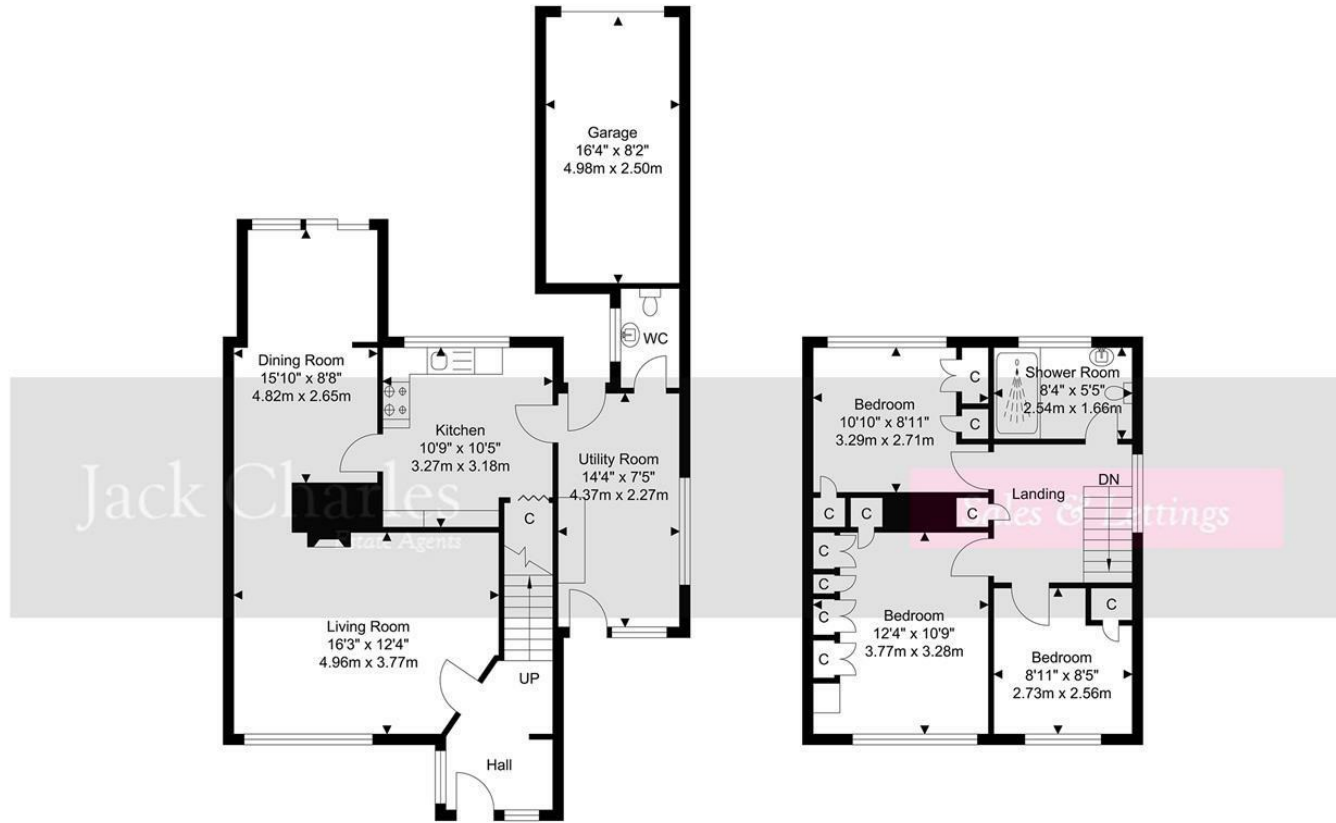
Guide Price £440,000 - £460,000

Jack Charles
Estate Agents

Sales & Lettings

- Extended Semi Detached House
- Dining Room
- Family Shower Room
- Three Bedrooms
- Kitchen
- Garage & Parking
- Living Room
- Separate Uity Room & WC
- Beautiful Landscaped Gardens

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.



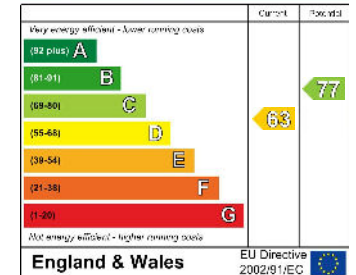
Ground Floor
Approximate Floor Area
822.57 SQ.FT.
(76.42 SQ.M.)



First Floor
Approximate Floor Area
464.57 SQ.FT.
(43.16 SQ.M.)

TOTAL APPROX FLOOR AREA 1287.14 SQ. FT / 119.58 SQ. M
For Identification Purposes Only.

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			



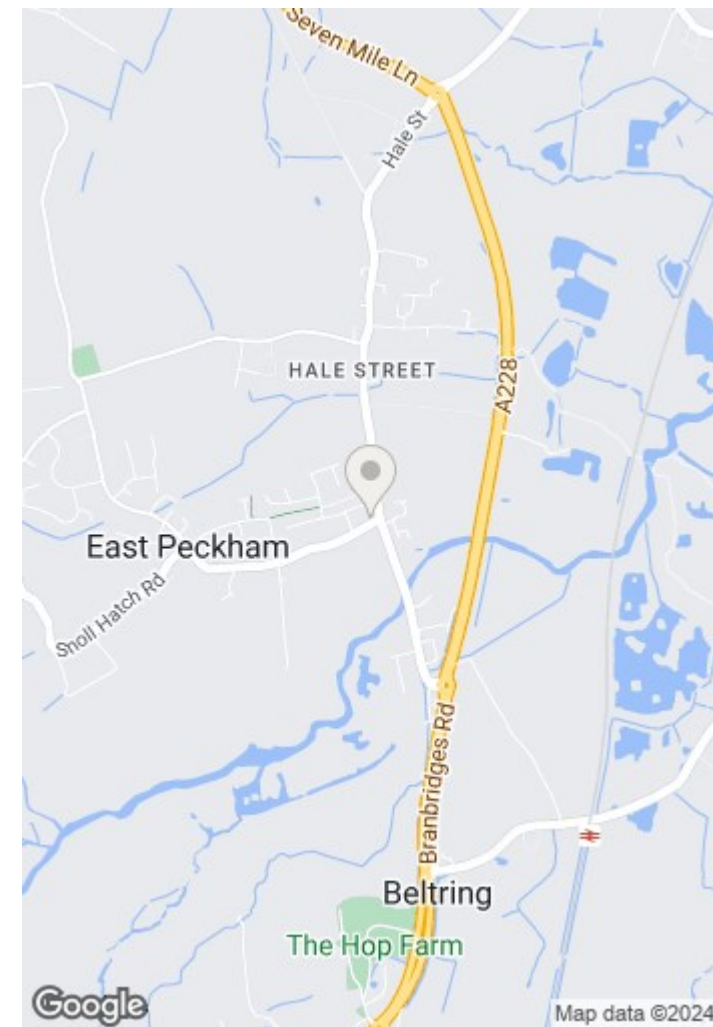
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To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented and extended semi detached property, situated in the heart of the East Peckham Village, the property offers light and spacious accommodation comprising reception hall with stairs to the first floor and a doorway through to the lounge which has a feature fireplace, window to front and there is access through to the dining area where there is a sliding patio door to the rear garden and a doorway through to the kitchen / breakfast room which has range of matching wall and base units, incorporating cupboards and drawers, worktops, sink unit, drainer, hob, dishwasher and a recessed area with a breakfast bar and space for a table and chairs, larder cupboard and a door to the utility room. This room has doors to both front and rear as well as to the cloakroom/WC, it also offers great versatility should some one wish to use as a study and utilise the kitchen space for the appliances. To the first floor the landing is spacious with a window to side and access to loft with loft ladder, doors all rooms. The principal bedroom has a bank of built-in wardrobes, bedroom two is situated to the rear with the built-in cupboard and Bedroom three is to the front and has an over stairs cupboard. The family shower room has a dual aspect, double shower cubicle and a wash hand basin and WC set within a vanity unit. Outside the property has the most delightful gardens to both front and rear. To the front there is a pathway and steps leading to both the front entrance as well as the utility room doors, there are attractive flower and shrub borders and to the rear is a paved terrace adjacent to the property, a lovely lawned area with a monkey puzzle tree being a focal point, attractive flower and shrub borders and there is a further area to the very rear where there is a garden shed and a patio. The side gate gives access to the garage and drive which provides parking for 2 / 3 cars. Viewings recommended.

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, Bakers 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 Bardsley'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.





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Sales & Lettings

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