



8 Hale Court, East Peckham, Tonbridge, TN12 5JA.

Jack Charles

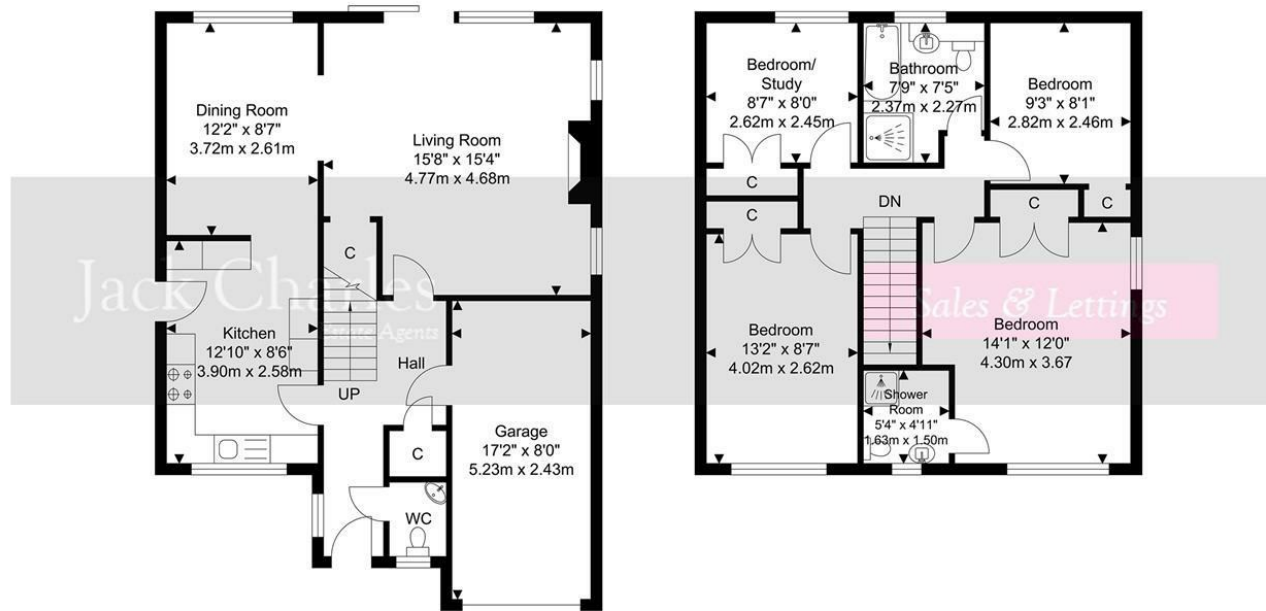
Guide Price £550,000 - £575,000

Jack Charles
Estate Agents

Sales & Lettings

- Detached Family Home
- Kitchen
- Utility Room
- Four Bedrooms
- Dining Room
- Garage
- Ensuite & Family Bathroom
- Living Room
- NO FORWARD CHAIN

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
719.13 SQ.FT.
(66.81 SQ.M.)

First Floor
Approximate Floor Area
617.41 SQ.FT.
(57.36 SQ.M.)

TOTAL APPROX FLOOR AREA 1336.55 SQ.FT. (124.17 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		
	Current	Potential
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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These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Guide Price £550,000 - £575,000 Jack Charles are delighted to offer for sale this spacious and well presented four bedroom detached family home, situated within a quiet residential cul-de-sac in the highly desirable village of East Peckham. Offering in excess of 1,330 sq.ft of accommodation, together with an integral garage, driveway parking, attractive rear garden and the added benefit of air conditioning, this excellent family home provides flexible and versatile living space arranged over two floors.

The ground floor comprises an entrance hall with cloakroom/WC and useful storage cupboard. The generous dual aspect living room provides an excellent entertaining space and leads through to a separate dining room overlooking the rear garden. The fitted kitchen is well appointed with a range of wall and base units, ample work surfaces and space for appliances and gives access to a useful utility room that spans the length of the house, offering plenty of space for washing machine and other appliances. The integral garage offers excellent storage and presents potential for conversion, subject to the necessary consents.

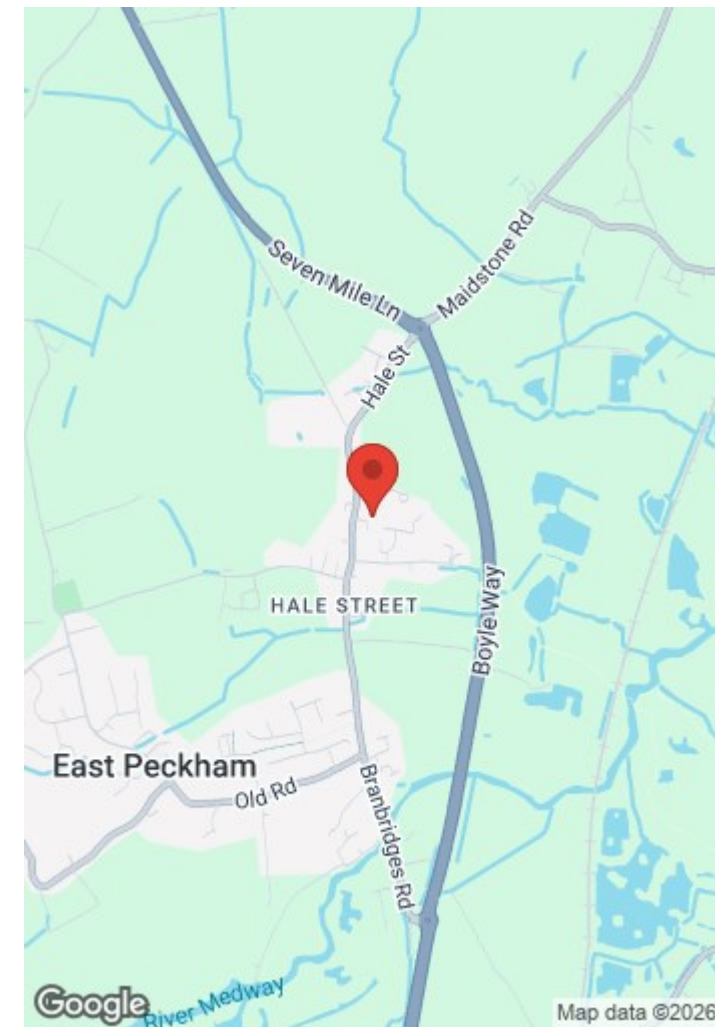
To the first floor, there are four well proportioned bedrooms, including a spacious principal bedroom benefitting from an en suite shower room. The remaining bedrooms are served by a modern family bathroom, making the property ideally suited to family occupation.

Externally, the property benefits from a block paved driveway providing off road parking and access to the integral garage. The front garden is complemented by mature planting and established shrubbery, whilst the rear garden enjoys a pleasant outlook and features a patio seating area, lawn and well stocked borders, creating an ideal space for outdoor entertaining and family enjoyment.

Further benefits include double glazing, gas fired central heating and air conditioning to selected rooms.

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 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.





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