



Addlestead Road  
East Peckham TN12 5DL  
Guide Price £280,000



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COUNTRY HOMES

## East Peckham TN12 5DL

Immaculately presented character cottage situated in the popular village of East Peckham

This two bedroom Victorian cottage boasts a superb blend of character features with modern conveniences and comprises a bright and airy sitting room with lovely feature fireplace. As you can see from the photos, there is a contemporary kitchen/diner, utility and modern downstairs bathroom which includes a shower over the bath.

Upstairs are two, well appointed bedrooms and access to the loft which offers a large, boarded space for more storage.

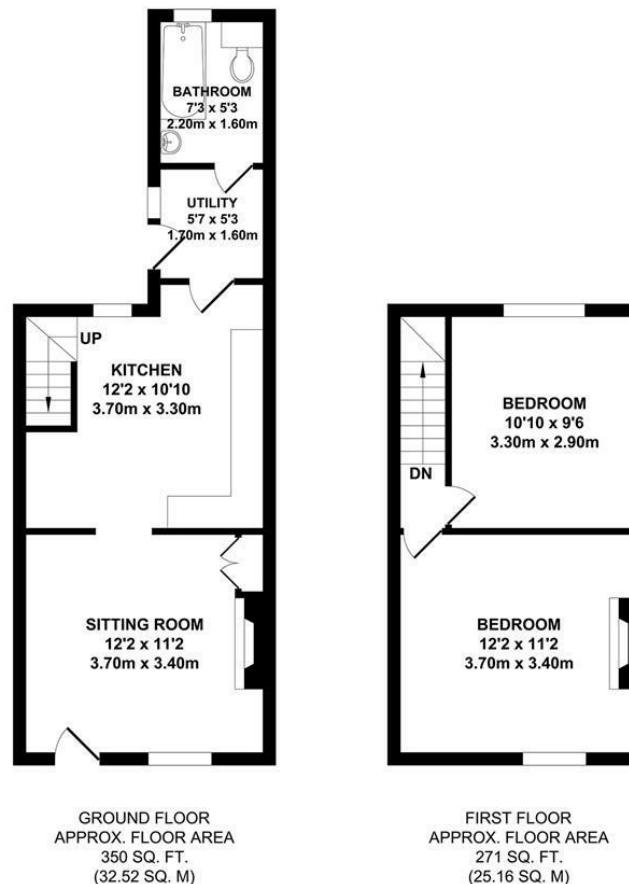
Externally there is a lovely rear garden, with grassed area, paved path and decked patio area offering a great space to relax with friends and family in the summer months. There are also two brick built sheds.

East Peckham is a desirable village which provides local shops, a primary school, local park and playing fields all within a short walk of the property. The property is well located for those who need to commute as the excellent 'A' road network provides easy access to the M20 and beyond. The village lies between the larger towns of Tonbridge and Paddock Wood both accessible by bus. Both towns offer mainline stations with direct access to London, larger supermarkets and secondary schools.

Don't miss out on the opportunity to make this house your home, call now to schedule your viewing.

- Two bed character cottage
- Immaculately presented
- Sitting Room
- Kitchen/diner
- Utility room
- Downstairs bathroom
- Garden
- Lovely village location
- Local amenities close by
- Early viewing highly encouraged





TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.68 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

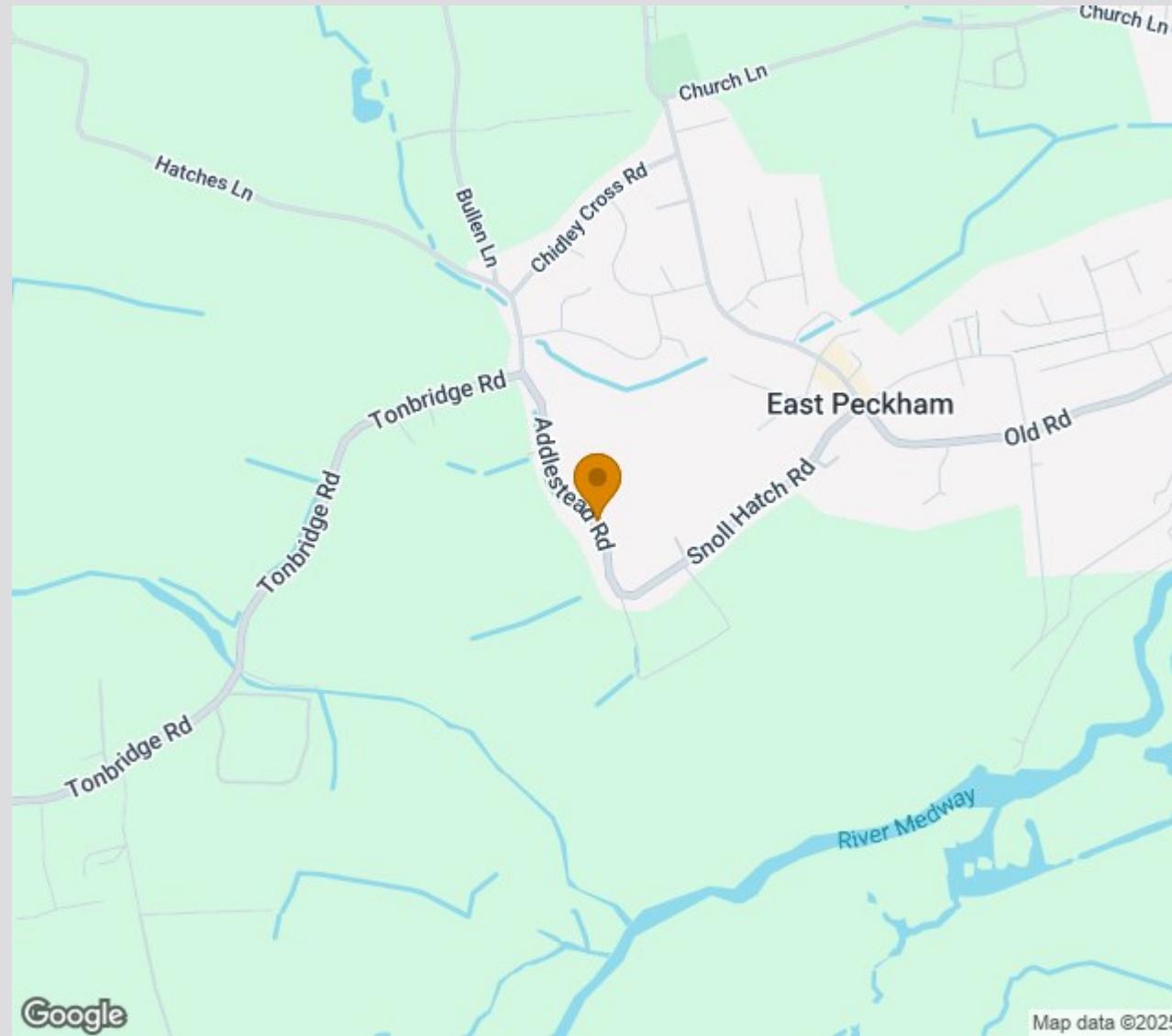




## Location Map

Tenure: Freehold

Council tax band: C



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