



## Pound Road

East Peckham TN12 5BJ

Guide Price £450,000



COUNTRY HOMES

## East Peckham TN12 5BJ

Nestled on the popular Pound Road in East Peckham, this delightful semi-detached house offers a perfect blend of comfort and character. With a generous living space of 1,181 square feet, this older property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a large reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is practical, ensuring that every corner is utilised effectively. The property features a well-appointed bathroom, catering to the needs of modern living.

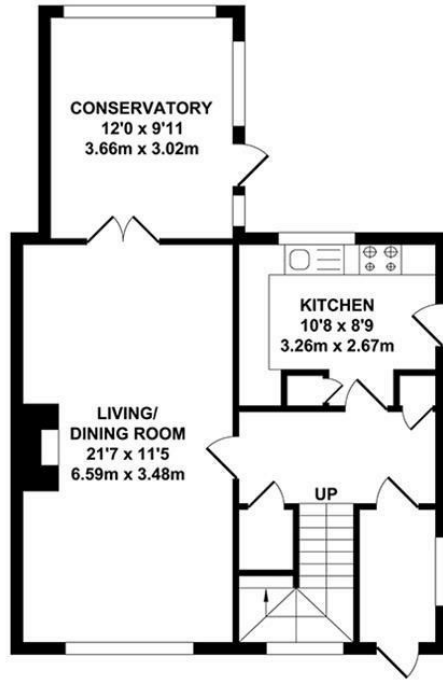
One of the standout features of this residence is the ample parking space available for plenty of vehicles, a rare find in many homes. This convenience adds to the overall appeal, allowing for easy access and accommodating guests with ease.

The location in East Peckham is particularly advantageous, offering a peaceful village setting while still being within reach of local amenities, primary school and transport links. This property presents a wonderful opportunity for those looking to settle in a friendly community, surrounded by picturesque countryside.

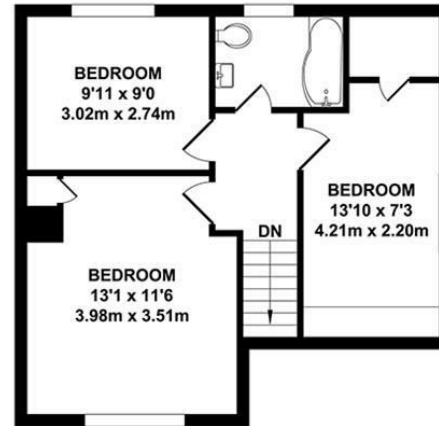
In summary, this semi-detached house on Pound Road is a charming and spacious home that combines practicality with a touch of traditional charm. It is well-suited for families or individuals seeking a comfortable living space in a desirable location. Do not miss the chance to make this lovely property your own.

- Popular Village Location
- Semi Detached House
- Good Size Sitting/Dining Room
- Fitted Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Large Rear Garden
- Garage & Driveway
- Viewing Highly Recommended





GROUND FLOOR  
APPROX. FLOOR AREA  
607 SQ.FT.  
(56.43 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
439 SQ.FT.  
(40.77 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
135 SQ.FT.  
(12.55 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1181 SQ.FT. (109.75 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 mis-statement. 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			
92-100	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	

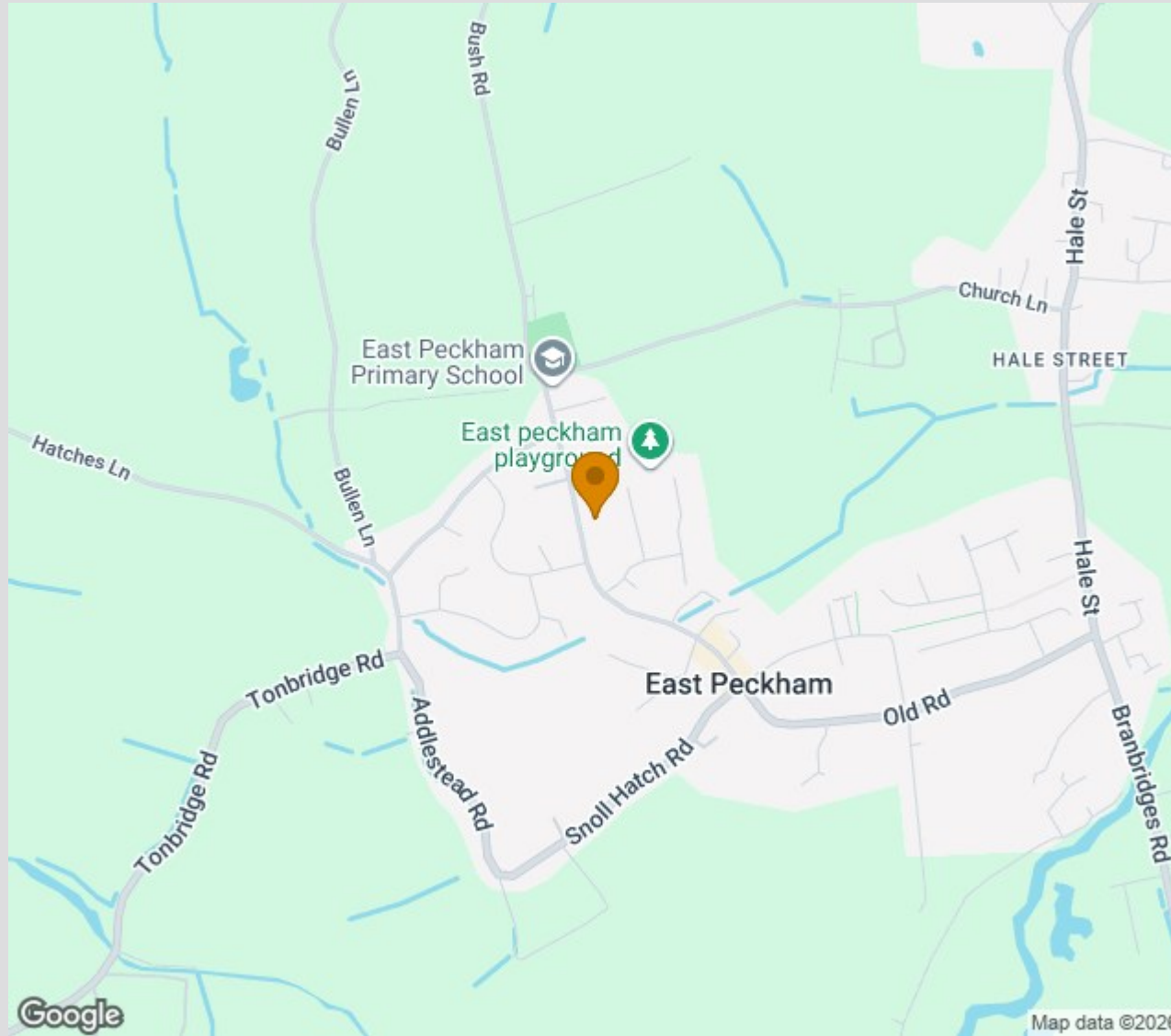




## Location Map

Tenure: Freehold

Council tax band: D



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