



Hale Street
East Peckham TN12 5HU
Guide Price £295,000



COUNTRY HOMES

East Peckham TN12 5HU

This charming three-bedroom semi-detached home with garage is perfectly positioned in the heart of the popular village of East Peckham. Ideal for young couples, families, or first-time buyers, it combines generous living space, practical amenities, and excellent transport links in a highly sought-after location.

The accommodation is bright, airy, and versatile. A spacious lounge provides a welcoming environment for relaxing or entertaining, while the adjacent dining area accommodates family meals or social gatherings with ease. The well-appointed kitchen offers great workspace and storage, making daily life straightforward and enjoyable. Upstairs, three bedrooms offer flexibility for a growing family, home office, or guest room, while the family bathroom is neatly arranged and functional.

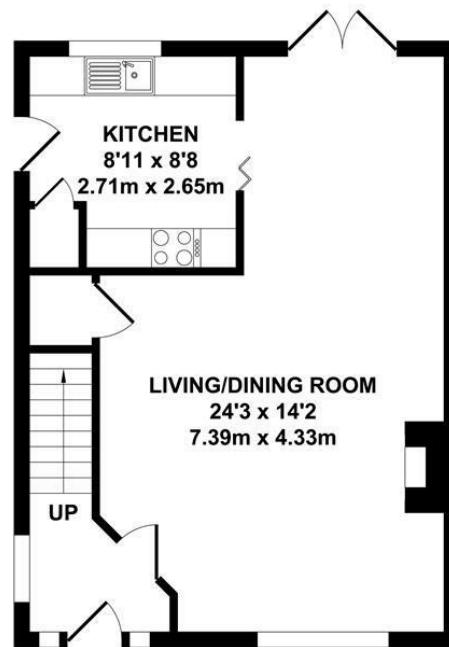
Outside, the property benefits from both front and rear gardens, creating spaces for outdoor dining, gardening, or simply relaxing in a private setting. A garage adds valuable storage and parking options, enhancing the home's practicality.

Situated in a thriving village, the home is close to local shops, amenities, and countryside walks, offering the perfect balance of community and convenience. Mainline transport links nearby provide easy access to London and surrounding areas, making commuting straightforward.

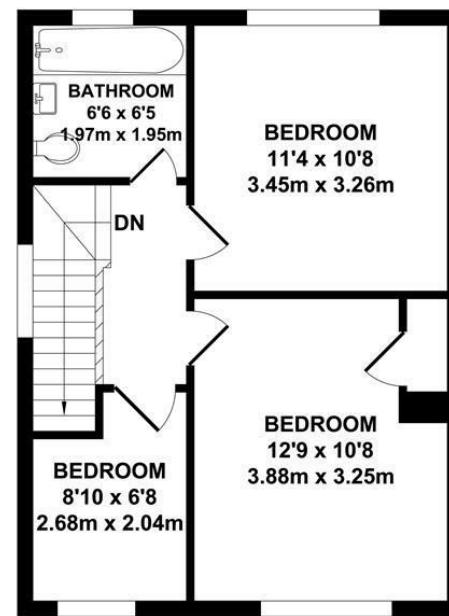
Offered for sale end of chain, this property presents a smooth and hassle-free opportunity to move straight in. With its versatile living space, gardens, garage, and prime village location, it is a rare opportunity for buyers seeking a comfortable, welcoming home in East Peckham.

- 3 Bed Semi-Detached House
- SOLD CHAIN FREE
- Additional Garage Space
- Front And Rear Garden
- Prime Village Location
- Close to Transport Links
- Excellent Opportunity to Develop [Subject to Permissions]
- Freehold

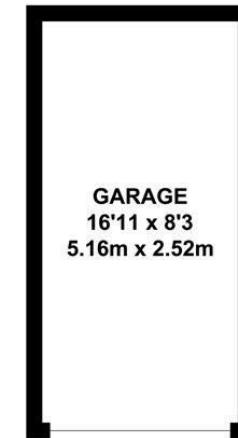




GROUND FLOOR
APPROX. FLOOR AREA
423 SQ.FT.
(39.31 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
423 SQ.FT.
(39.31 SQ.M.)



OUT BUILDING
APPROX. FLOOR AREA
139 SQ.FT.
(13.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 986 SQ.FT. (91.62 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 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(16-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			





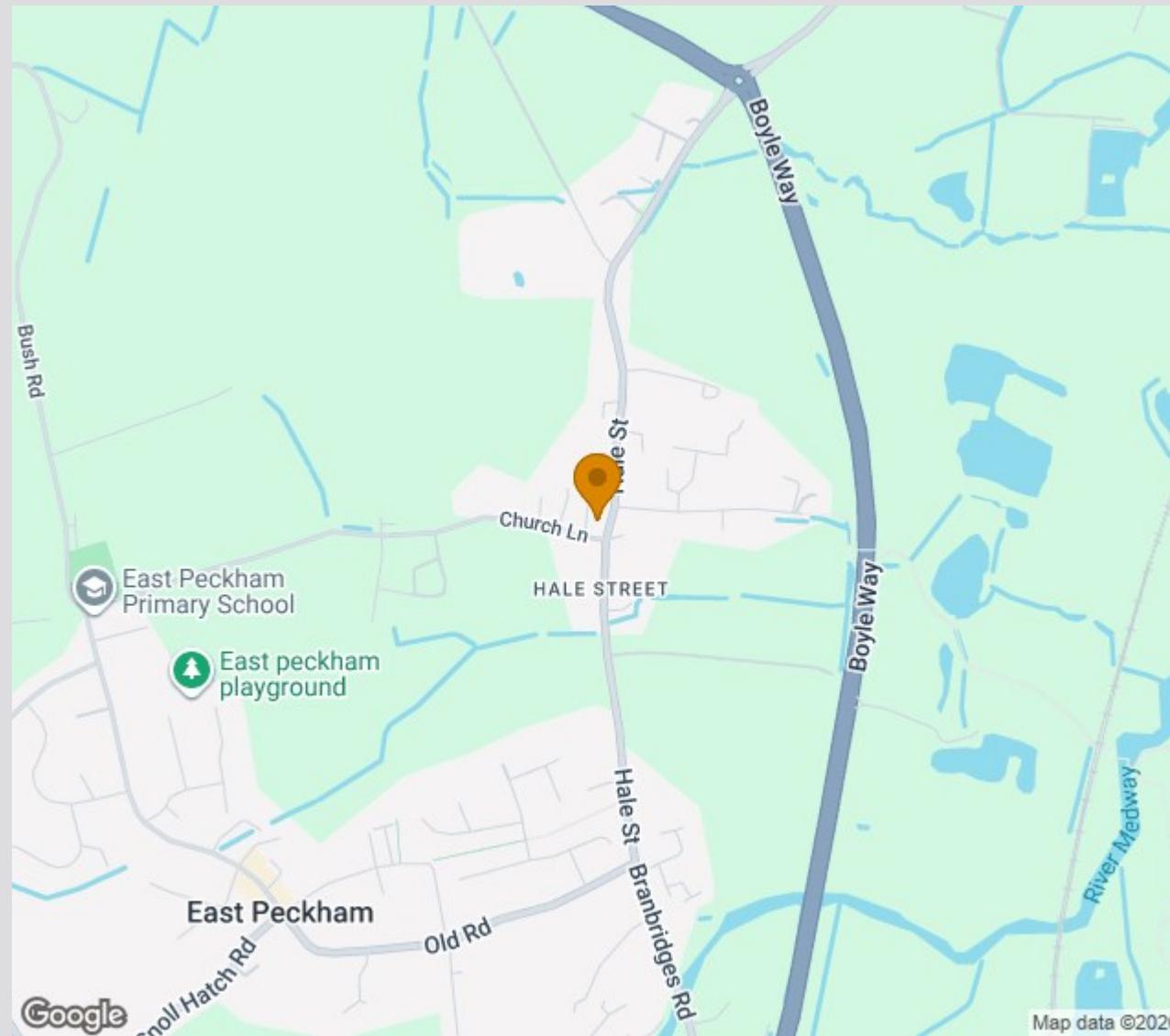
Location Map

Tenure: Freehold

Council tax band: D

AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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