



Henham Gardens
East Peckham TN12 5PD
Guide Price £650,000



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COUNTRY HOMES

East Peckham TN12 5PD

A GOOD SIZE DETACHED FAMILY HOME WITH LARGE GARDEN AND DRIVE, LOCATED IN POPULAR QUIET CUL DE SAC & OFFERED TO THE MARKET CHAIN FREE.

Situated in a popular residential cul de sac in the ever in demand village of East Peckham, this property really is for the most discerning purchaser. Set on a generous plot with a stunning large garden, this home offers so much more than counterparts on the market and is very rare to find in a central village location especially on such a quiet road.

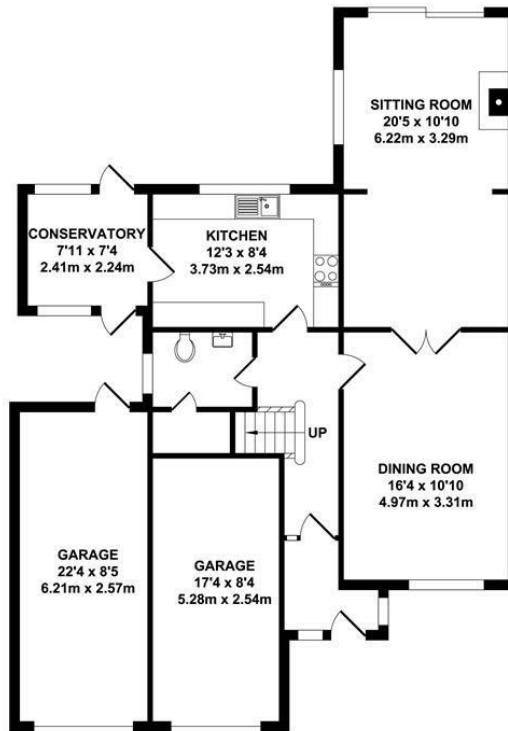
As you can see from the floor plan and the pictures, the property offers a bright and spacious accommodation measuring over 1600 square feet, set over two floors and still has further scope subject to the relevant planning and building consents. The ground floor space is large and has two large open plan reception rooms which are divided by double doors, giving this home a formal dining room to front and a light filled sitting room to rear over looking the garden. The kitchen is good size and opens to the conservatory. The cloakroom is found off the entrance, giving those modern comforts you would expect from a house of this calibre. Upstairs off the large open landing are four good size bedrooms that are served by the family bathroom.

Externally the property is set back from the road and is on a generous plot and is a comfortable distance from the neighbouring properties. The large private drive with its ample parking which leads to the double garage. The garden extends to the rear of the property giving you privacy on all sides, a great aspect and is not over looked. Making this a real feature of this home.

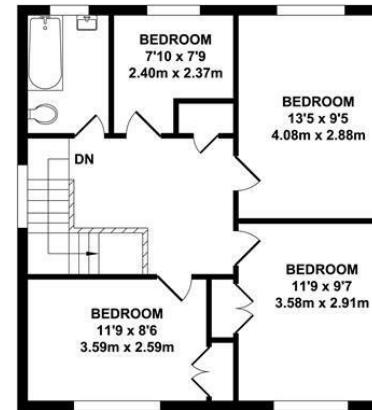
Situated in the village of East Peckham with a rural outlook to the rear, this home benefits from the village shops and primary school being a stroll away. The larger towns of Paddock Wood and Tonbridge are a short drive away, both offering larger shops, more schooling and mainline stations. East Peckham is served well by the excellent local 'A' road network.

- Popular cul de sac location
- Close local shops & primary school
- Gough Cooper Detached home
- Four bedrooms
- Two receptions
- Kitchen
- Conservatory
- Double garage & Large garden
- 14 Solar Panels feed in tarif with fit
- Viewing recommended





GROUND FLOOR
APPROX. FLOOR AREA
1059 SQ.FT.
(98.43 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
595 SQ.FT.
(55.26 SQ.M.)

TOTAL APPROX. FLOOR AREA 1654 SQ.FT. (153.69 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.

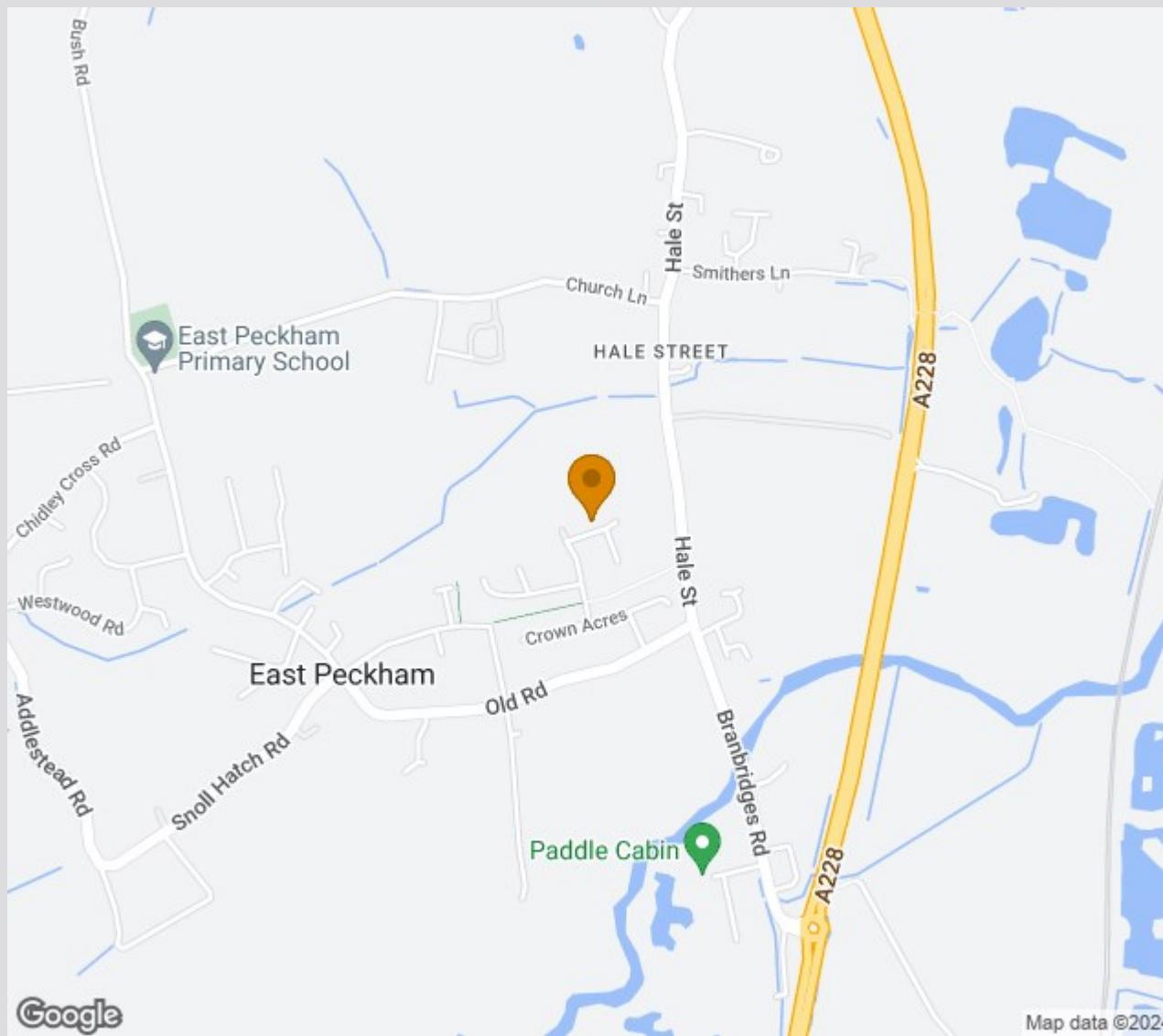
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		49
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





Location Map



Tenure: Freehold

Council tax band: F



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Smarter property search



www.khp.me

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