



Fellmead, East Peckham, Tonbridge, Kent, TN12 5EQ

Guide Price £475,000

When experience counts...

est. 1828
bracketts

Offered for sale is this immaculately presented extended three bedroom semi detached family home to the market. forming part of a small quiet cul de sac in a central village location close to local amenities. East Peckham benefits from a variety of local amenities including a primary school, a large park with playground, basketball court, tennis courts, football pitches and outside gym equipment; allotments, two pubs, two Indian restaurants, coffee and wine bar, oriental takeaway, fish & chip shop, Co Op convenience store, butchers, pharmacy, library, garden centre, three churches and lovely walks in the surrounding beautiful countryside. Paddock Wood town centre, with its range of shops, including a Waitrose supermarket, Mascalls Academy secondary school and mainline railway station approximately 3 miles away (with services to London Bridge from only 40 minutes), Internally the property comprises entrance hall, sitting room with bespoke solid wood media & storage solution, open to dining room. The kitchen is a beautifully handcrafted solid wood kitchen with quartz work surface over. Rear inner hallway leads to cloakroom WC, rear garden and integral garage. To the first floor there is a family bathroom, three bedrooms with principal room offering en suite facilities and built in wardrobes. Externally the property boasts a landscaped rear garden, mainly laid to lawn with natural stone patio, covered seating / entertaining area. The front offers off street parking and an integral garage.

Three Bedrooms

Extended Semi Detached Family Home

Immaculately Presented

Bespoke Solid Wood Kitchen

Sitting Room With Bespoke Built in
Media & Storage Solution

Cloakroom WC

En Suite Shower Room & Family
Bathroom

Landscaped Garden With Covered
Entertaining / Seating Area

Garage & Driveway

Cul De Sac Location - Central Village
Location





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

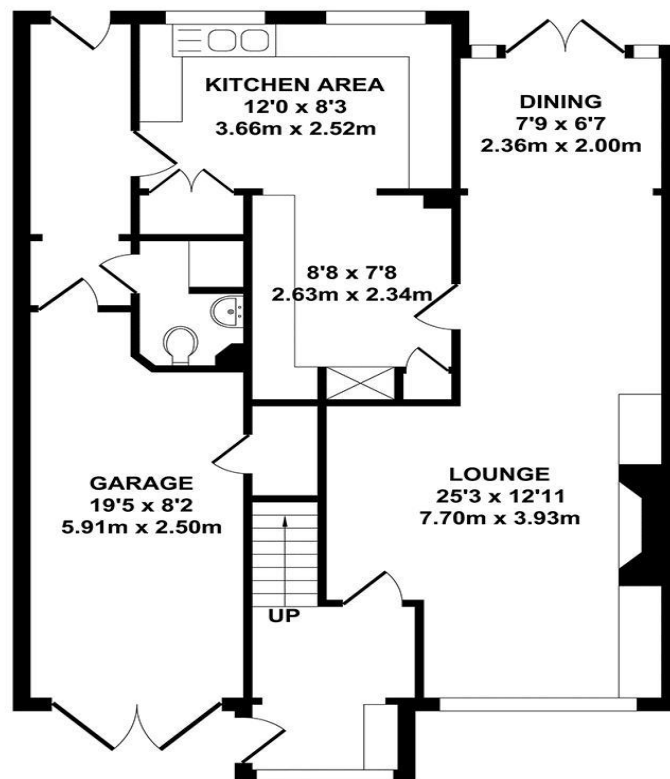
ADDITIONAL INFORMATION:

Council Tax Band E
Double Glazed Windows

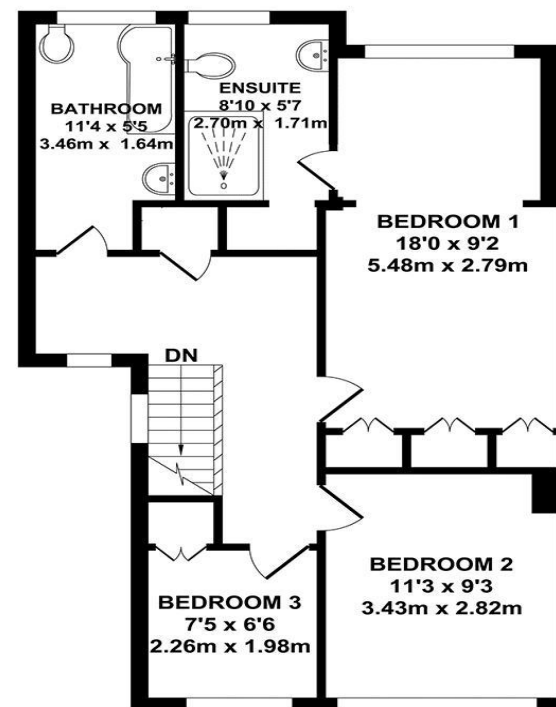
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
828 SQ.FT.
(76.97 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
585 SQ.FT.
(54.35 SQ.M.)

TOTAL APPROX. FLOOR AREA 1414 SQ.FT. (131.32 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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