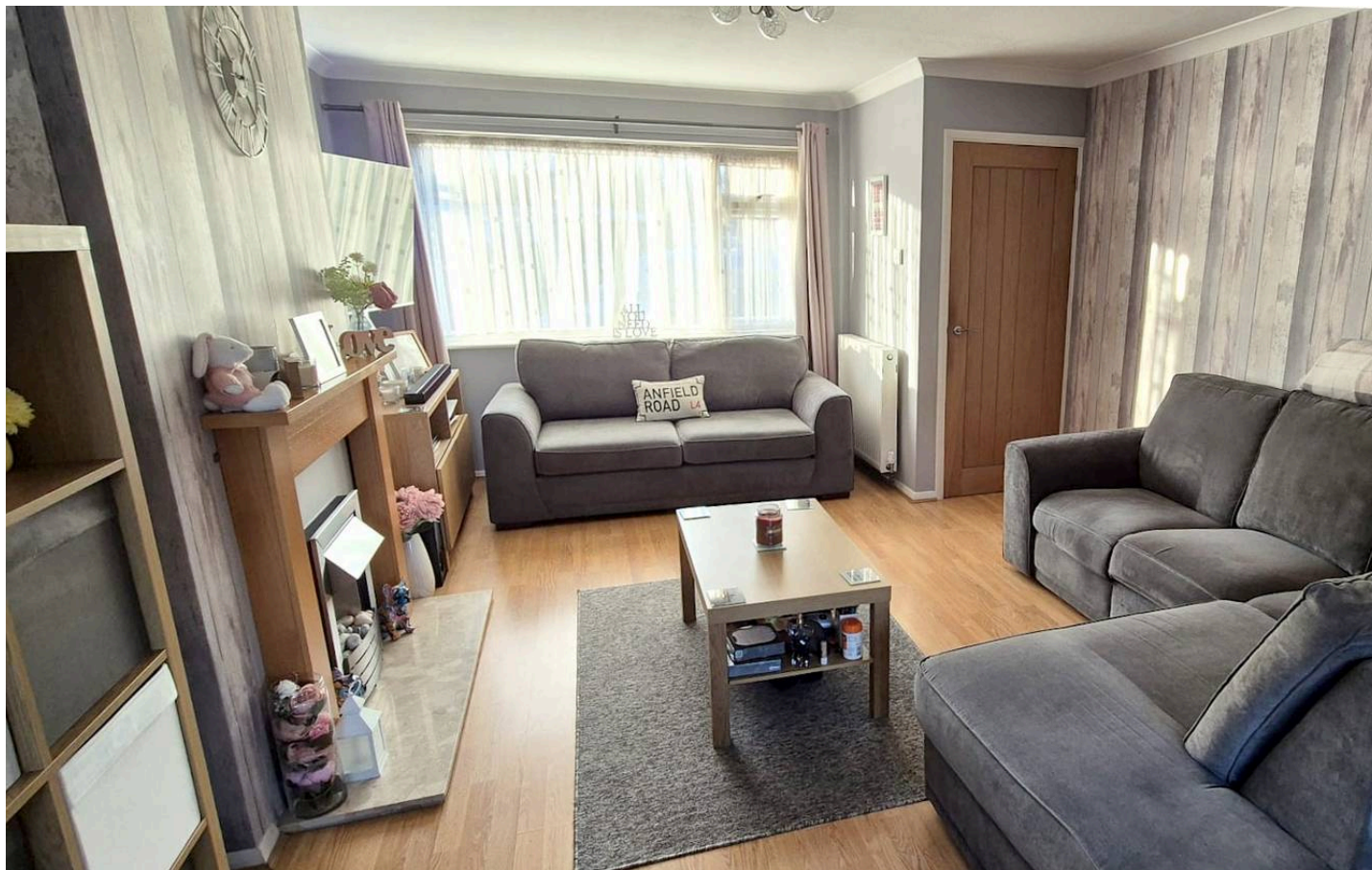




Fellmead, East Peckham – TN12 5EQ

Guide Price £400,000 – £425,000

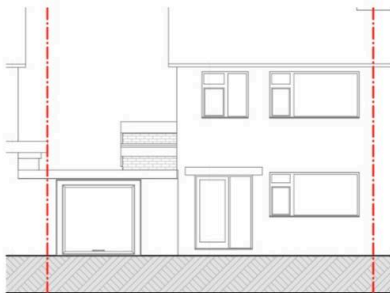
est. 1828
bracketts



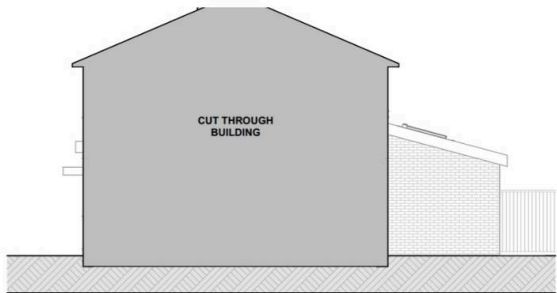
Offered for sale is this well presented three bedroom semi detached family home to the market. Forming part of a small quiet cul de sac in a central village location close to local amenities. East Peckham benefits from a variety of local amenities including a primary school, a large park with playground, 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, open to dining room, modern fitted kitchen . To the first floor there is a modern family bathroom and three bedrooms. Externally the property boasts a landscaped rear garden, mainly laid to lawn with natural stone patio. The front offers off street parking for two vehicles and a garage. The vendors have mentioned planning permission (approved) for a one story wrap around extension at the rear. We recommend viewing at your earliest convenience.





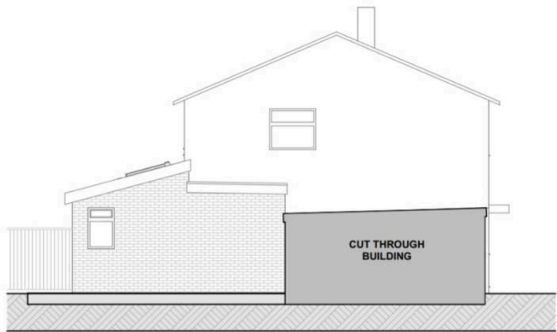
E-01 Front Elevation 1:100



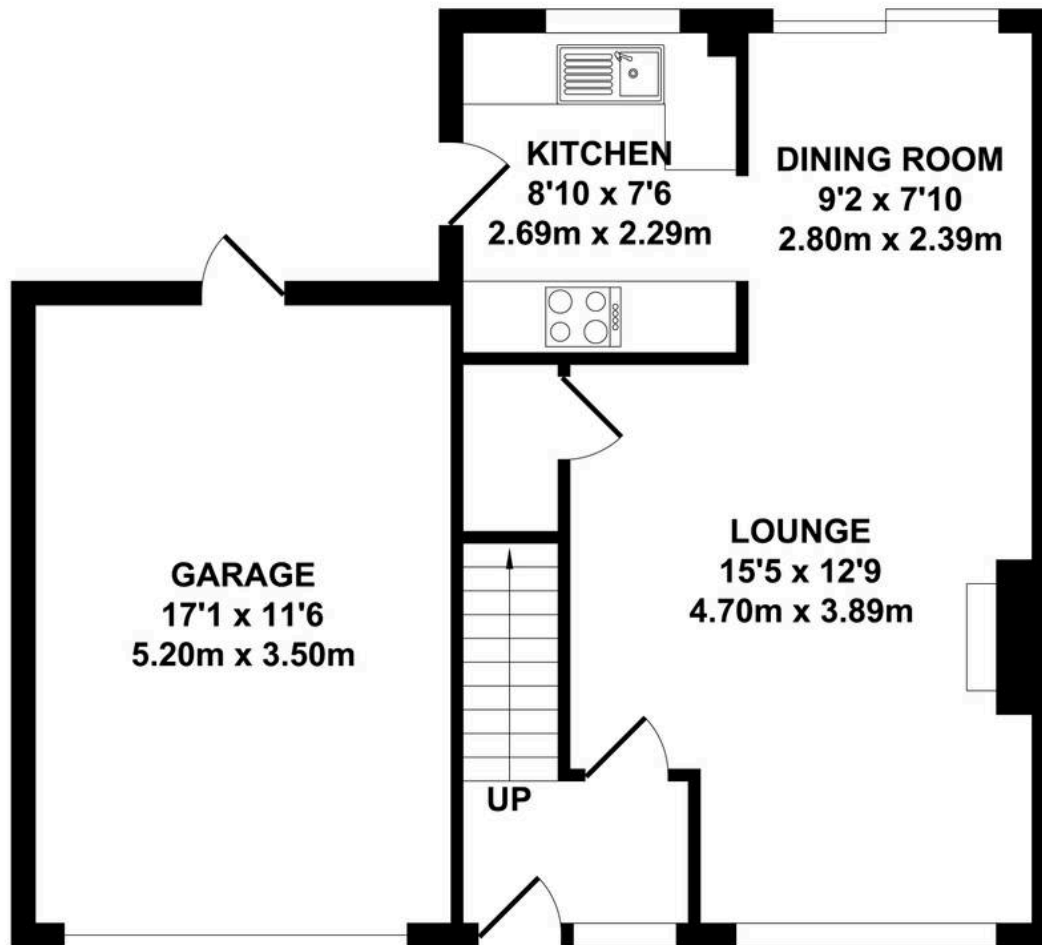
E-03 Side Elevation 1 1:100



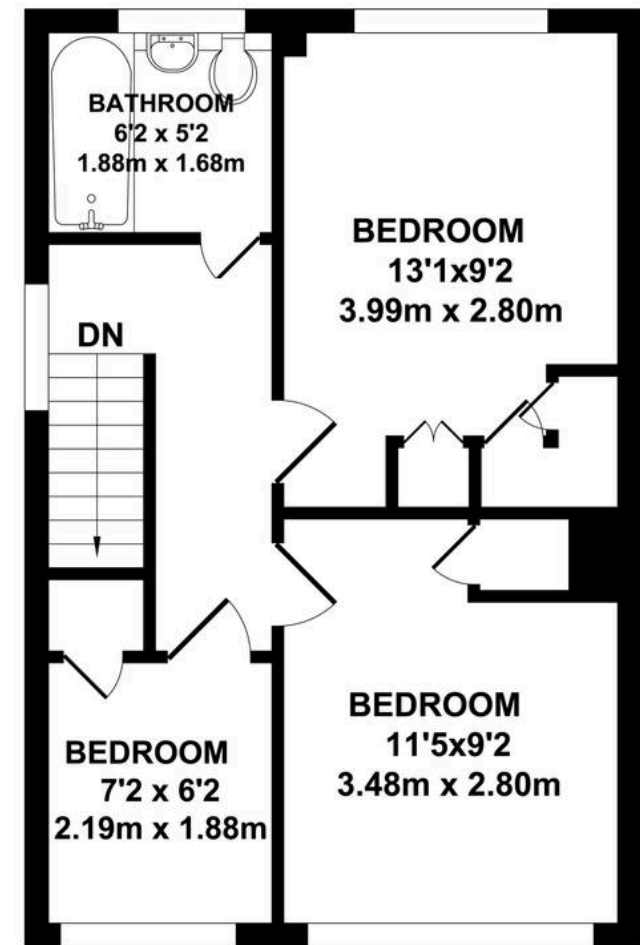
E-02 Rear Elevation 1:100



E-04 Side Elevation 2 1:100



GROUND FLOOR
APPROX. FLOOR AREA
587 SQ.FT.
(54.60 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
393 SQ.FT.
(36.50 SQ.M.)

TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.10 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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