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BRAMLEY ROAD

EAST PECKHAM

An opportunity to purchase this well presented, extended three bedroom semi detached family home benefitting from a through lounge, conservatory/dining room, kitchen, private garden to the rear with a decked seating area, lawn and summer house. To the front of the house is a block paved driveway for multiple vehicles and a garage. The property is within close proximity to Tonbridge and Paddock Wood for their mainline stations offering direct services into London as well as wider amenities.

Guide Price £425,000-£450,000

FREEHOLD





20 BRAMLEY ROAD

EAST PECKHAM | TONBRIDGE | KENT | TN12 5BW

- A well presented and extended three bedroom home
- Situated in a quiet cul-de-sac in the heart of the town
- Driveway providing ample off-road parking and a garage
- Within walking distance to local school, village shops and eateries
- Light and airy accommodation throughout
- South facing rear garden with decking providing seating areas and a summer house

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: Indoor limited, outdoor likely.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling.

COUNCIL TAX: Band D. **EPC:** D (64).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** There is a risk of flooding from reservoirs. **Groundwater:** Flooding from groundwater is unlikely in this area.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built with part weatherboarding to the first floor elevation under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

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MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Area = 1042 sq ft / 96.8 sq m (excludes garage)
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Lambert and Foster Ltd. REF: 1254931

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