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MEDWAY MEADOWS

EAST PECKHAM

A beautifully presented and extended three/four bedroom semi-detached property located in the heart of the village in a quiet cul de sac that offers a great deal of versatile family living accommodation with the added benefits of an extended kitchen/dinner, two bathrooms, fourth bedroom/study. Block paved driveway for multiple vehicles. The rear garden is low maintenance with stunning views across the Kent countryside. Paddock wood and Tonbridge are close by with access to mainline stations into London and wider amenities.

Guide Price £450,000-£475,000

FREEHOLD





20 MEDWAY MEADOWS

EAST PECKHAM | TONBRIDGE | KENT | TN12 5HJ

- Amazing views over the Kent countryside
- Three/Four Bedrooms
- Two bathrooms
- Extended kitchen dinner
- Block paved drive with off street parking for multiple vehicles
- Loft room which makes a great size office

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:** Mains.

BROADBAND: Available as Standard, Superfast and Ultrafast.

MOBILE COVERAGE: 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 E. **EPC:** D (68).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Medium risk. **Surface Water:** Very low risk. **Reservoirs:** Yes.

Groundwater: unlikely

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

PHYSICAL CHARACTERISTICS: Brick built with part waterboarding to the first floor front 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.

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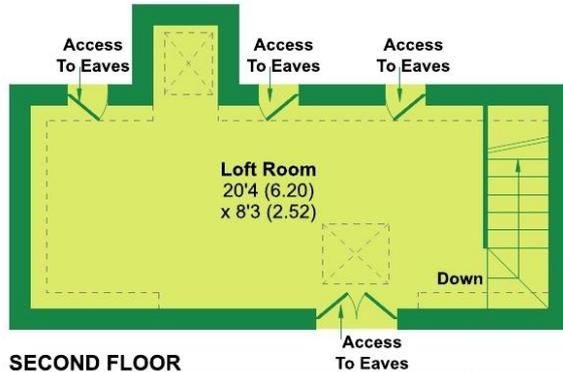
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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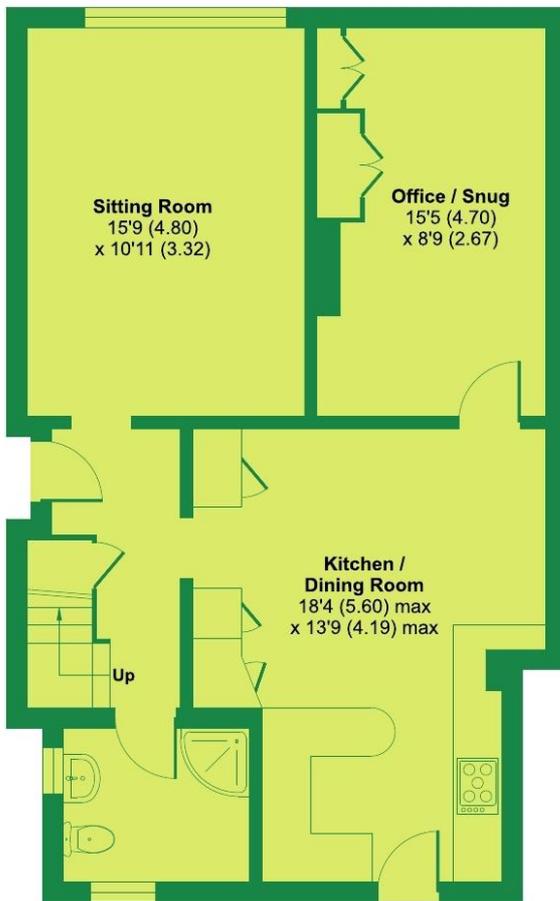
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Area = 1381 sq ft / 128.2 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Total = 1415 sq ft / 131.3 sq m
 For identification only - Not to scale

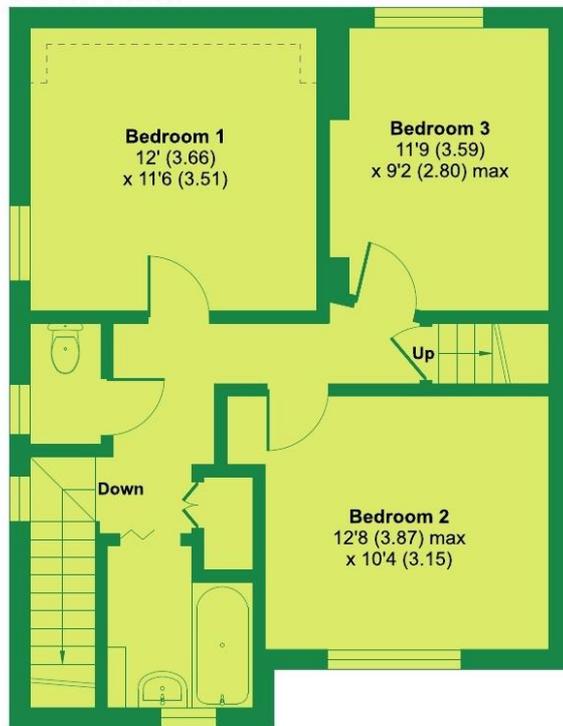
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1278836

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
 Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
 Tel. 01435 873 999
 Helix House, High Street
 Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe CT21 4HU

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 Tel. 01580 712 888
 Weald Office, 39 High Street
 Cranbrook, Kent TN17 3DN

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