

EST
1900

125

— YEARS OF —

**Lambert
& Foster**



**Lambert
& Foster**



RUSSETT ROAD

EAST PECKHAM

An opportunity to purchase this extended three bedroom semi-detached family home, ideally located in a quiet cul-de-sac within walking distance of all village amenities including local shops, primary school, park and café. The property benefits from an integral garage, a downstairs cloakroom, a single storey extension providing a dining room/family room with sliding doors out to the rear well proportioned and well-tended garden with a patio area and mature borders. To the front is a driveway providing off-road parking and front lawn. Offered to the market with NO FORWARD CHAIN.

Guide Price £400,000-£425,000

FREEHOLD





17 RUSSETT ROAD

EAST PECKHAM | TONBRIDGE | KENT

- An opportunity to purchase this extended three bedroom semi-detached home
- Situated in the heart of the village in a quiet cul-de-sac location
- Downstairs cloakroom, porch, living room, dining room/family room, kitchen and integral garage
- Generous accommodation of 1,275 sq.ft and off street parking for 2-3 cars
- Within walking distance to local amenities and school, only a short drive to a mainline station
- Offered to the market with NO FORWARD CHAIN

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 gas fired central heating.

BROADBAND: Available as Standard and Superfast broadband.

MOBILE COVERAGE: O2 Okay to good.

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

LOCAL AUTHORITY: Tonbridge and Malling Borough Council.

COUNCIL TAX: Band D. **EPC:** E (51)

COVENANTS: None.

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

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

PHYSICAL CHARACTERISTICS: Brick built with weather-boarded 1st floor elevations under a tiled roof.



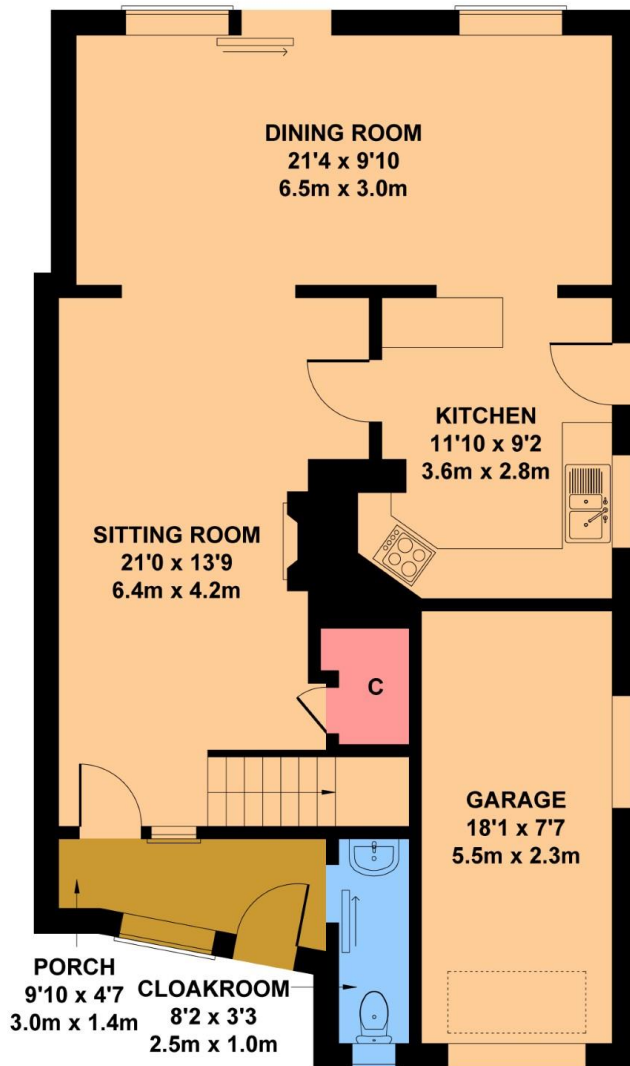
PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information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

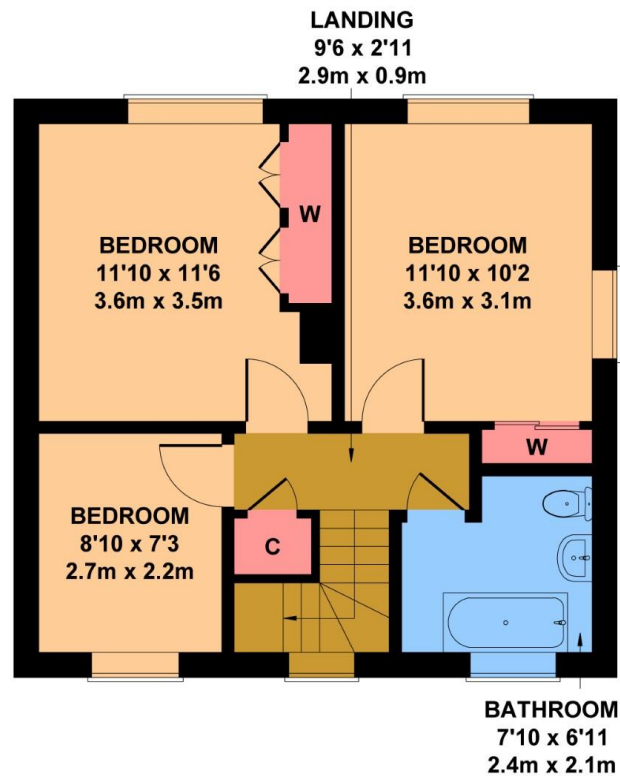
In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised 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.

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.

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



GROUND FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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

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

PROPERTY PROFESSIONALS FOR 125 YEARS



RICS

arla | propertymark

naea | propertymark



**Lambert
& Foster**