



Crown Acres, East Peckham – TN12 5HB

Guide Price £625,000 – £650,000

est. 1828  
**bracketts**





Offered for sale is this substantially extended and modernised detached family home situated in a sought-after village location. 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), The property has been modernised and extended by the present owners and comprises entrance porch open plan hallway with built-in cupboards, stairs to first floor, doors to family room, sitting room situated to the front with double doors leading through to an open plan kitchen / dining room which has a lantern sky light window, doors leading out onto the garden. There is a fully fitted kitchen with built in appliances and provides access to a side utility room and cloakroom WC.



To the first floor there are four bedrooms, ensuite dressing room, ensuite shower room and a family bathroom. Externally to the front there is a block paved driveway for two vehicles and an area of lawn and to the rear the garden is predominately later lawn with a paved terrace, sunken trampoline, the garden is enclosed by panel fencing with Mature hedging, trees and shrubs

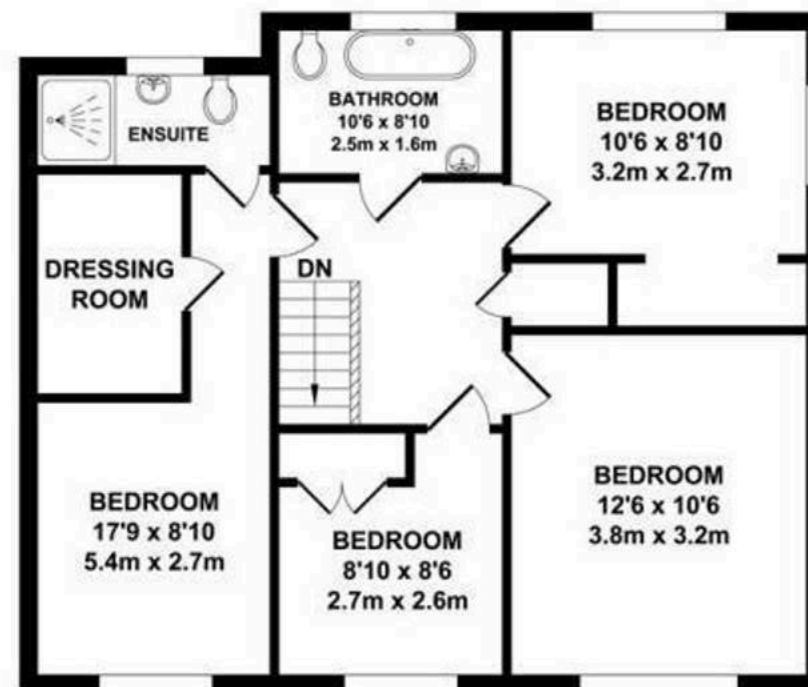








GROUND FLOOR  
APPROX. FLOOR AREA  
794 SQ. FT.  
(73.81 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
652 SQ. FT.  
(60.61 SQ. M)

**TOTAL APPROX. FLOOR AREA 1447 SQ.FT. (134.42 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 misstatement. 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.