

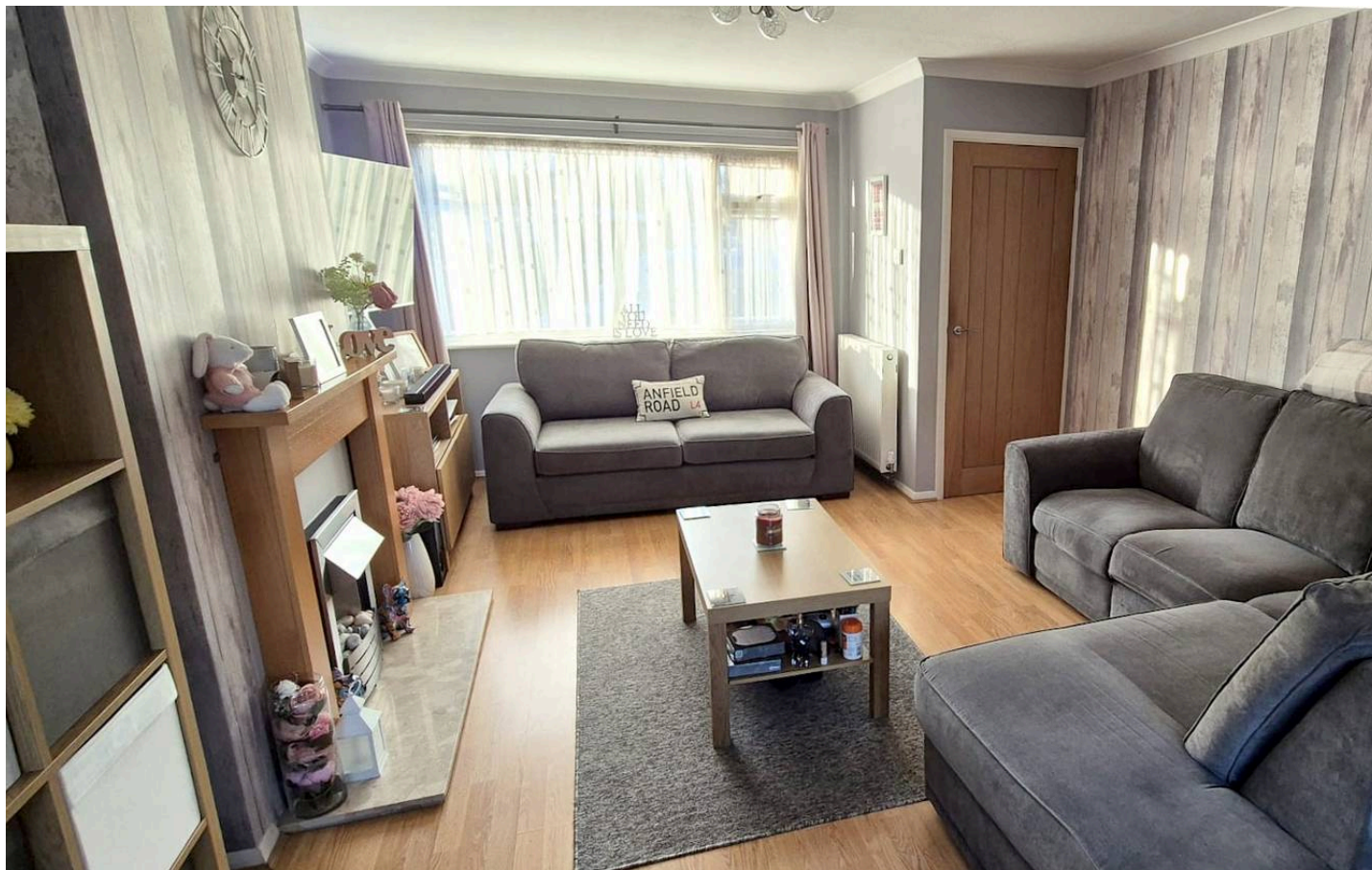


Fellmead, East Peckham – TN12 5EQ

Guide Price £420,000

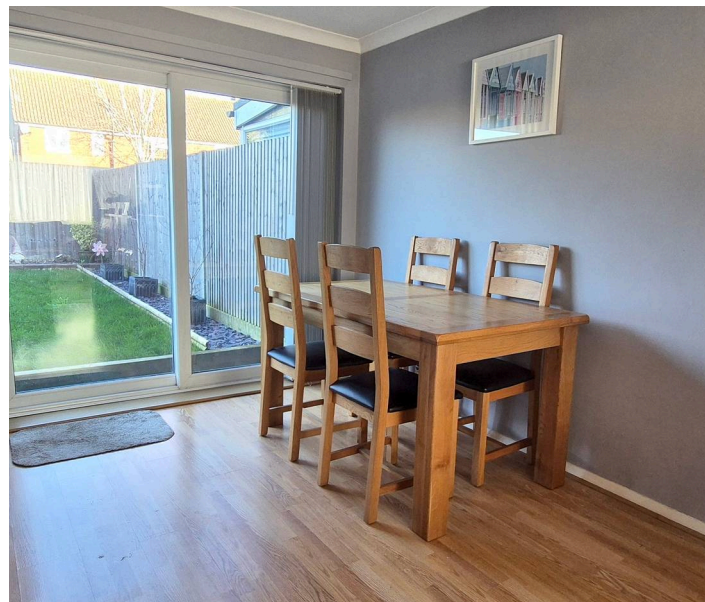
est. 1828  
**bracketts**



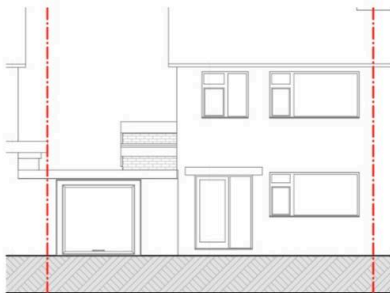


Offered for sale is this well presented three bedroom semi detached family home to the market. Forming part of a small quiet cul de sac in a central village location close to local amenities. East Peckham benefits from a variety of local amenities including a primary school, a large park with playground, 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),

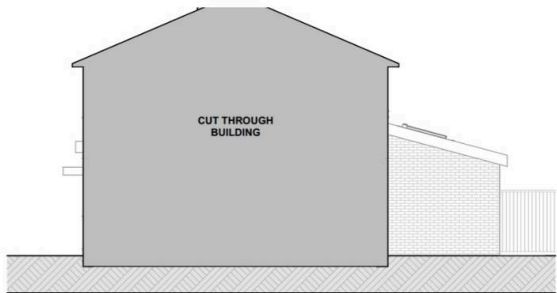
Internally the property comprises entrance hall, sitting room, open to dining room, modern fitted kitchen . To the first floor there is a modern family bathroom and three bedrooms. Externally the property boasts a landscaped rear garden, mainly laid to lawn with natural stone patio. The front offers 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.







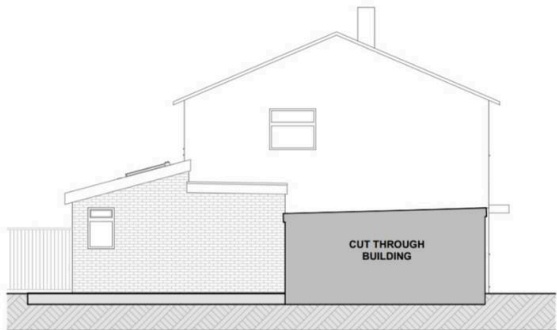
E-01 Front Elevation 1:100



E-03 Side Elevation 1 1:100

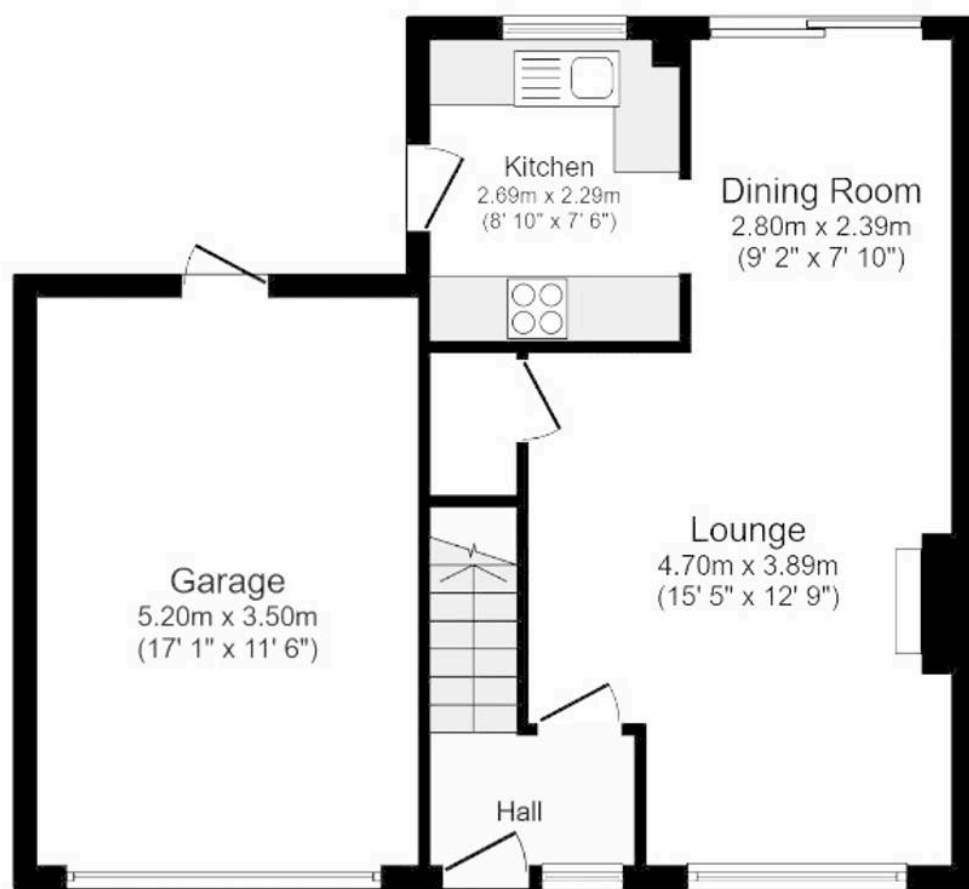


E-02 Rear Elevation 1:100

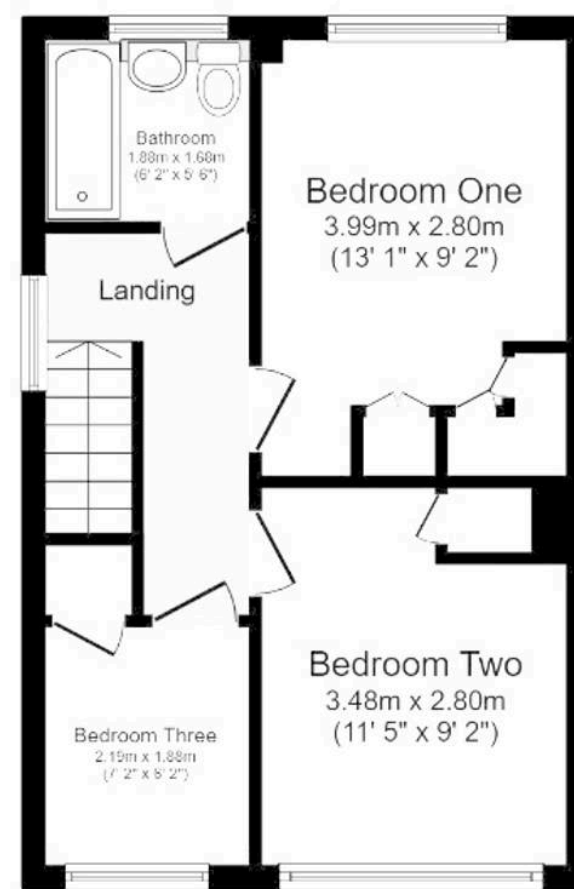


E-04 Side Elevation 2 1:100





**Ground Floor**



**First Floor**

Total floor area 91.1 m<sup>2</sup> (980 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).