



### **5 Bedroom 3 Bathroom Detached House with Double Garage and Garden**

This five bedroom detached house is split over three floors and has been refurbished throughout. There is a kitchen breakfast room with integrated fridge freezer, dishwasher, washing machine, microwave, fan oven and gas hob. The living room has two French doors that open onto the garden and a feature fireplace. There is also a dining room, a downstairs cloakroom WC, and an integrated double garage with light and power. On the first floor, the master bedroom has an en suite shower room, and there are three other bedrooms and a family shower room. On the second floor there is a large fifth bedroom, a family bathroom and a separate WC. Outside the enclosed rear garden is mainly laid to lawn and has a patio. Double glazing throughout, gas central heating, EPC band C, council tax band F. Driveway parking for several vehicles. Viewing highly recommended.





## ACCOMMODATION

### **Kitchen/Breakfast Room** 14' 1" x 11' 10" (4.29m x 3.61m)

The kitchen-breakfast room has plenty of space for a table and chairs. It is well equipped with an integrated fridge freezer, dishwasher, fan oven, gas hob and microwave. A good range of wall and base kitchen cupboards provide plenty of storage. There is a back door that leads to the garden, and an internal door that leads to the double garage.

### **Living Room** 15' 1" x 14' 9" (4.6m x 4.5m)

The living room has two French doors that lead to the garden. There is a feature fireplace, a TV point, and a radiator with thermostatic valve.

### **Dining Room** 11' 2" x 10' 6" (3.4m x 3.2m)

The dining room has double doors that lead to the living room. There is a double glazed window that overlooks the front of the property, and a radiator with thermostatic valve.

### **Downstairs Cloakroom WC**

The downstairs cloakroom WC has a low level WC, a pedestal basin with mixer tap, a radiator and a window.

### **Master Bedroom** 12' 2" x 11' 6" (3.71m x 3.51m)

The master bedroom has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve, a phone and TV point.

### **Master Bedroom En Suite Shower Room**

The master bedroom en suite shower room has a double walk-in shower, a low level WC and a wall mounted basin with mixer tap. There is a heated towel rail, a double glazed window, an extractor fan and an LED mirror.

### **Double Bedroom 2** 14' 5" x 9' 10" (4.39m x 3m)

The second double bedroom has a double glazed window that overlooks the rear garden. There is a radiator with thermostatic valve and a TV point.

### **Double Bedroom 3** 12' 6" x 9' 10" (3.81m x 3m)

The third double bedroom has a double glazed window that overlooks the rear garden. There is a radiator with thermostatic valve and a TV point.

### **Bedroom 4** 9' 9" x 8' 2" (2.97m x 2.49m)

The fourth bedroom has a double glazed window that overlooks the front of the property. There is a radiator with thermostatic valve.

### **Family Shower Room**

The first floor family shower room has a double walk in shower and low level WC. There is a wall mounted basin with mixer tap, a heated towel rail, an LED mirror and an extractor fan.

### **Double Bedroom 5** 14' 9" x 13' 1" (4.5m x 3.99m)

Bedroom five on the second floor is a large double room with a double glazed window overlooking the side of the property. There is a radiator with thermostatic valve, a TV point, a phone point and two eaves storage cupboards.

### **Family Bathroom**

The second floor family bathroom has a pedestal basin with mixer tap and an LED mirror. There is a double glazed window, a heated towel rail and an egg-shaped bath with floor mounted mixer tap. There is a separate WC on the second floor with wall mounted hand basin.

### **Double Garage & Driveway Parking**

The property has an integral double garage with light and power that is accessed from the kitchen-breakfast room. To the front there is driveway parking for several vehicles.

### **Enclosed Rear Garden**

The enclosed West-facing rear garden is mainly laid to lawn with an area of patio. There is an outside hose, an electrical power socket and a log store.

### **Location**

The property sits on Hale Street, close to the Boyle Way-Seven Mile Lane roundabout on the A228. The Brookside Garden Centre is also close by. Local shopping in East Peckham is just over a mile away. Yalding station with its train service to Paddock Wood is a mile away. Tonbridge with its broad range of shops and restaurants is a 15 minute drive.

### **EPC & Council Tax**

Energy Performance Certificate band C. Council tax band F, £3478.33 for 2025-26.



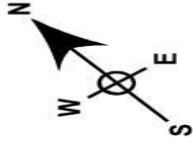




# FLOOR PLAN

## Hale Street

Approximate Gross Internal Area  
2084 sq ft - 194 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## IMPORTANT NOTICE

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# Bardens

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