



4 Eden Villas Mill Hill  
Edenbridge, TN8 5DG  
£2,200 Per Month





Banfield Estate Agents are delighted to present to the rental market this beautifully refurbished Victorian family home, bursting with charm and benefits from four generous double bedrooms. Boasting views over Blossoms Park, the property is conveniently located within a short walk of Edenbridge High Street, mainline train station and open countryside. The property is in the catchment area for local Grammar Schools.

Internally the well proportioned accommodation is arranged over three floors, comprising of a spacious double reception room, large kitchen/ dining/ family room, utility room, four double bedrooms, two of which benefit from en-suite shower rooms and family bathroom. Externally the property boasts a pretty and mature rear garden with rear access and to the front there is a driveway with parking for two vehicles. Internal viewing is highly recommended to appreciate all that this property has to offer!

### **Entrance Hallway**

Front door opening into hallway with panel detailing throughout. Wood effect floor. Stairs to first floor. Doors to:-

### **Living Room**

Wood effect flooring continues through into this spacious double reception room which can be used as two separate spaces if desired. Large UPVC sash bay window to the front. Fireplace creating a focal point to the room. Panel detailing. Two radiator. Additional UPVC sash window to the rear.

### **Kitchen/ Dining/ Family Room**

An impressive family space, boasting a vast range of white shaker style wall and base units with complimentary 'Quartz' worktop and upstand. Five ring AEG electric hob sits below integrated extractor. Integrated low level AEG fridge and freezer, AEG wine cooler and space for American style fridge/freezer. This kitchen benefits from an island with breakfast bar seating as well as housing an integrated AEG dishwasher and double butler sink with fitted 'insinkerator'. Two AEG eye level double ovens. UPVC double glazed window to the side. Two radiators. Space for dining table. Double aspect family area with two UPVC double glazed windows to the side and an additional window and French doors to the rear looking out to the garden. Understairs cupboard. Wood effect flooring throughout. Doors to:-

### **Utility Room**

Sink and drainer inset to Quartz worktop with storage cupboard below. Space to stack washing machine and tumble dryer. Wall mounted gas fired boiler and cylinder. UPVC double glazed window to the side. Wood effect flooring.

### **Downstairs WC**

Push handle flush toilet, sink with vanity storage unit below. Panel detailing. Wood effect flooring.

### **First Floor**

#### **Landing**

The panel detailing continues up the stairs to the split level landing. Panel detailing. Doors to:-

#### **Master Bedroom**

This impressive master bedroom is not only vast but light and bright owing to the large UPVC double glazed sash bay window to the front, with radiator below. Panel detailing. Feature fireplace. Door to:-

#### **En-suite**

This part tiled ensuite comprises walk in shower with crittal effect door. Wall mounted vanity unit with sink inset. Push handle flush toilet. Towel rail. Tiled flooring.

#### **Bedroom Two**

This double aspect bedroom benefits from UPVC double glazed window looking over the lovely rear garden and an addition UPVC double glazed window to the side. Radiator. Door to:-

#### **En-suite**

Part tiled en-suite, comprising of walk in shower with wall mounted shower, push handle flush toilet and pedestal sink. Heated towel rail. Tiled flooring.

#### **Bedroom Four**

Another nice size bedroom with UPVC double glazed sash window to the rear. Radiator.

#### **Family Bathroom**

This luxury part tiled bathroom comprises of roll top bath, with wall mounted shower over. Push handle flush toilet. Vanity storage unit with sink inset and heated towel rail. Two opaque UPVC double glazed windows to the side. Panel detailing. Tiled flooring.

### **Second Floor**

#### **Bedroom Three**

A generous double bedroom with UPVC double glazed windows to the front and rear. Radiator. Doors providing access to eaves storage. Airing cupboard with radiator.

#### **Rear Garden**

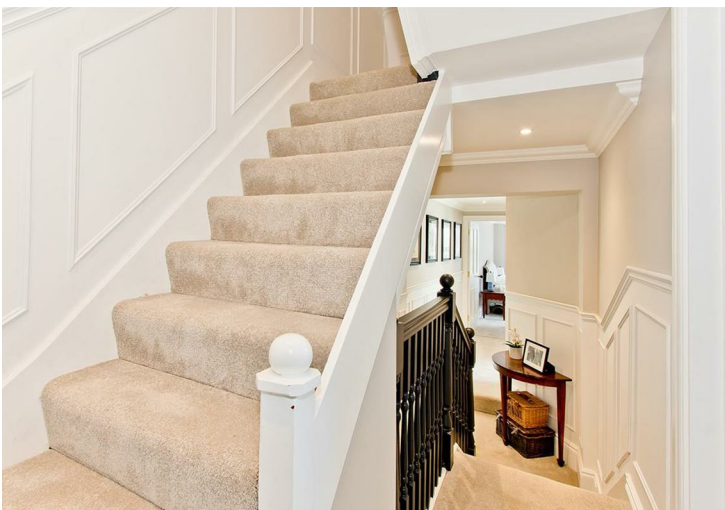
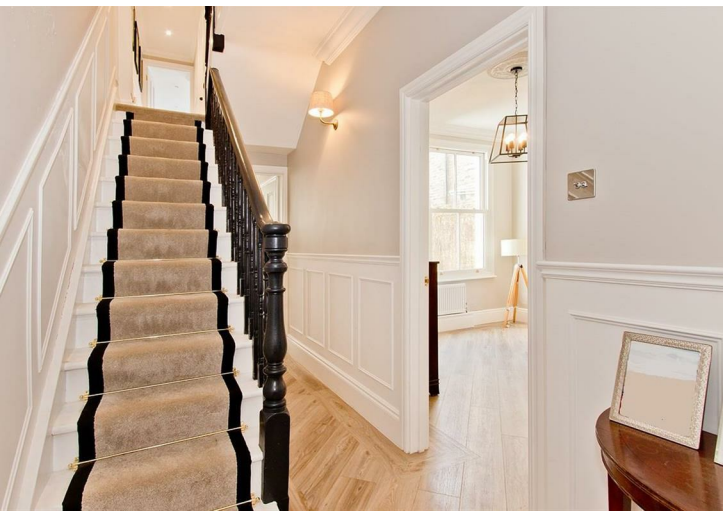
Stepping out through the kitchen doors you are met with a patio area perfect for outside dining and entertaining. Beyond this is laid to lawn with mature tress and planting to either side. At the rear of the garden is a large timber shed and greenhouse. Gated rear access.

#### **Parking**

Driveway to the front of the property providing off road parking.

#### **Additional Information**

Sevenoaks District Council. Council Tax Band E.





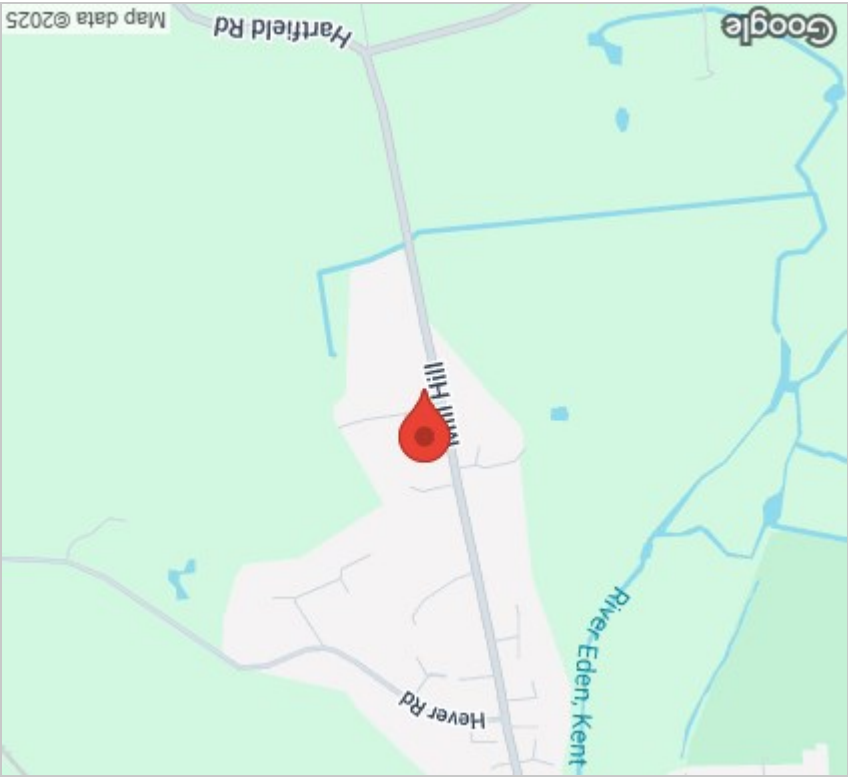
Floor Plan



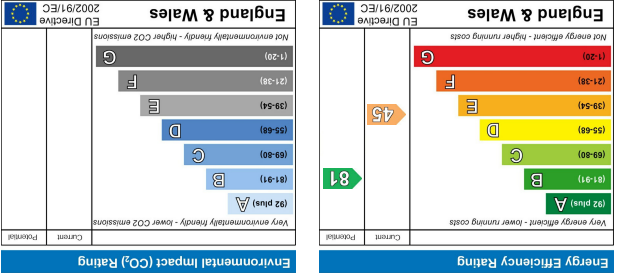
Viewing

Please contact our Banfield Estate Agents Office on 01892 653333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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