



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£500,000**

**Freehold**

4x 3x 1x

**Main Road, Edenbridge,  
Kent, TN8**

**cubitt & west**  
Helping you move forwards



## Main features

- Private car parking with 2 allocated parking spaces
- 2 en-suites plus family bathroom and guest cloakroom
- Modern property still under new build warranty
- Large landing area - ideal for home office or dressing area

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 17'0 x 11'6 (5.19m x 3.51m)  
Dining Area: 9'3 x 8'6 (2.82m x 2.59m)  
Lounge: 18'5 x 9'7 (5.62m x 2.92m)

### FIRST FLOOR

Landing  
Bedroom 2: 12'2 x 11'11 (3.71m x 3.63m)  
En-Suite Shower Room  
Bedroom 3: 11'1 x 8'5 (3.38m x 2.57m)  
Bedroom 4: 8'7 x 7'0 (2.62m x 2.14m)  
Bathroom

### SECOND FLOOR

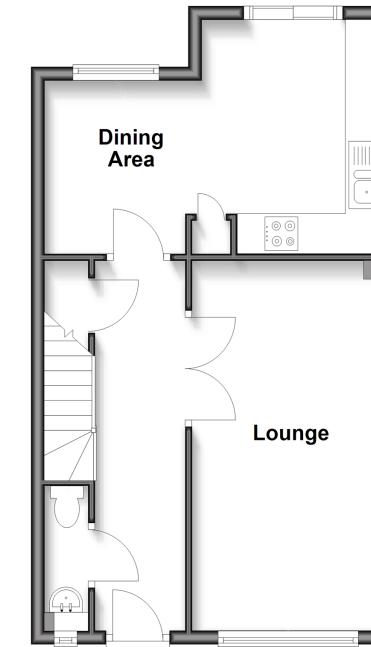
Landing  
Lobby Area/Study: 9'2 x 5'9 (2.80m x 1.75m)  
Bedroom 1: 18'1 x 11'2 (5.52m x 3.41m)  
En-Suite Shower Room

### OUTSIDE

Allocated Parking Spaces  
Front & Rear Garden

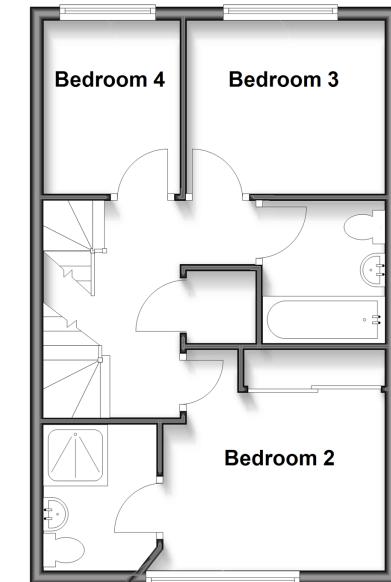
### Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



### Second Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



CURRENT:  
B(87)

POTENTIAL:  
A(95)



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