



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£475,000**

**Freehold**

2x  1x  1x 

**Fernbank, High Street,  
Eynsford, Kent, DA4**

*Wards*  
Helping you move forwards



## Main features

- Recently refurbished to an amazing standard
- Walking distance to Eynsford train station
- Stunning character cottage
- Very short walk to Anthony Roper school
- Idyllic countryside walks

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 11'3 x 10'7 (3.43m x 3.23m)

Kitchen/Diner Area: 24'5 x 10'1 (7.45m x 3.08m)

Cloakroom: 6'4 x 2'6 (1.93m x 0.76m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'3 (3.99m x 3.43m)

Bedroom 2: 12'2 x 7'6 (3.71m x 2.29m)

Bathroom: 8'4 x 8'4 (2.54m x 2.54m)

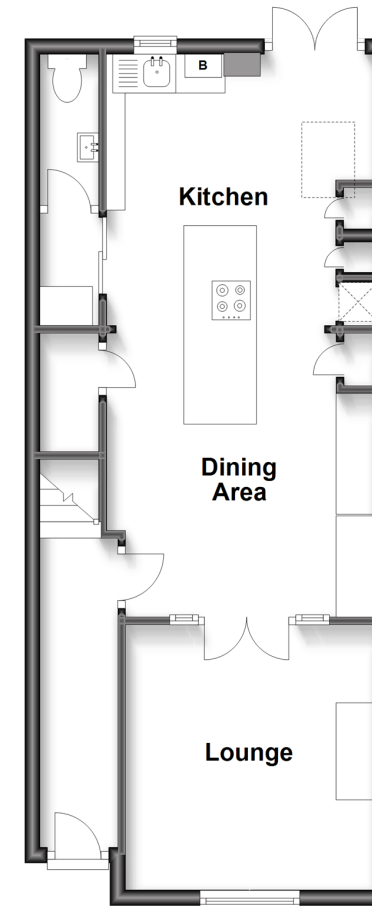
### OUTSIDE

Front Garden

Rear Garden

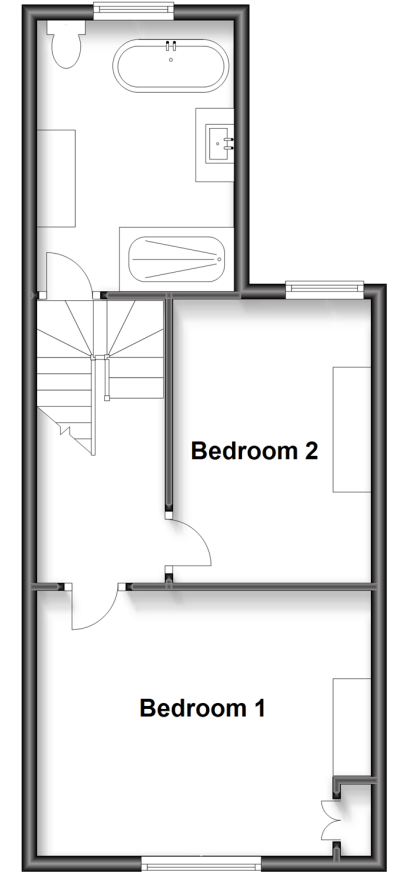
### Ground Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



### Split Level First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



**Call Eynsford - 01322 862844 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Please take professional advice 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.



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