



**Price**  
**£595,000**

**Freehold**

3x  2x  1x 

**Pollyhaugh, Eynsford,  
Dartford, Kent, DA4**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Large garden that backs onto farmer's fields
- Off-road parking and garage
- Stunning views from inside and outside the home
- Short walk to Eynsford train station
- Close proximity to Anthony Roper primary school

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'11 x 10'11 (4.55m x 3.33m)

Dining Area: 13'8 x 9'4 (4.17m x 2.85m)

Kitchen: (L-shaped) 10'8 x 8'11 (3.25m x 2.72m)  
plus 6'5 x 4'9 (1.96m x 1.45m)

Bathroom: (L-shaped) 7'6 x 5'7 (2.29m x 1.70m)  
plus 2'7 x 1'7 (0.79m x 0.48m)

### FIRST FLOOR

Landing

Bedroom 1: 13'11 x 10'8 (4.24m x 3.25m)

En-Suite Shower Room: 8'10 x 2'9 (2.69m x 0.84m)

Bedroom 2: 12'7 x 10'8 (3.84m x 3.25m)

Bedroom 3: 11'0 x 6'9 (3.36m x 2.06m)

### OUTSIDE

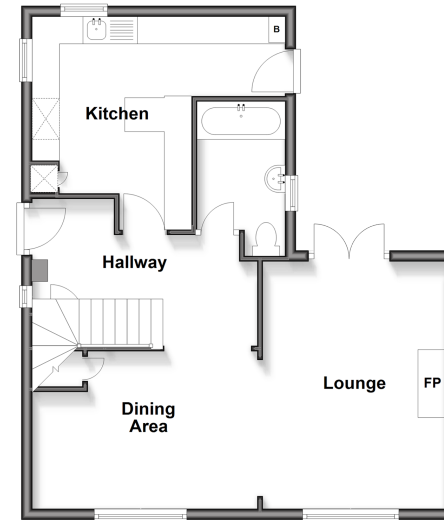
Front Garden

Rear Garden

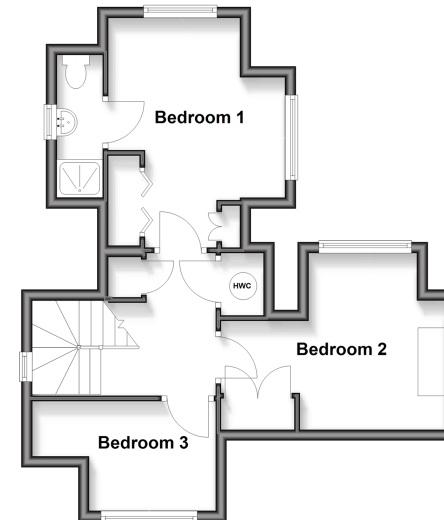
Off-Road Parking

Garage

**Ground Floor**  
Approx. 55.5 sq. metres (597.1 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (437.8 sq. feet)



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



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