



**Guide Price**  
**£700,000**

**Freehold**

3x 1x 1x

**Station Road, Eynsford,  
Dartford, Kent, DA4**

*Wards*  
Helping you move forwards



## Main features

- Walking distance to Eynsford train station
- Large rear garden
- Spacious garage and off-road parking
- Central village location close to all amenities
- Bright and airy rooms offering scope for modernisation

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 18'8 x 10'0 (5.69m x 3.05m)

Kitchen: 19'7 x 7'2 (5.97m x 2.19m)

#### Cloakroom

#### Integral Garage

### FIRST FLOOR

#### Landing

Bedroom 1: 17'4 x 11'11 (5.29m x 3.63m)

Bedroom 2: 16'1 x 8'9 (4.91m x 2.67m)

Bedroom 3: 9'7 x 6'2 (2.92m x 1.88m)

Bathroom: 9'2 x 5'5 (2.80m x 1.65m)

### OUTSIDE

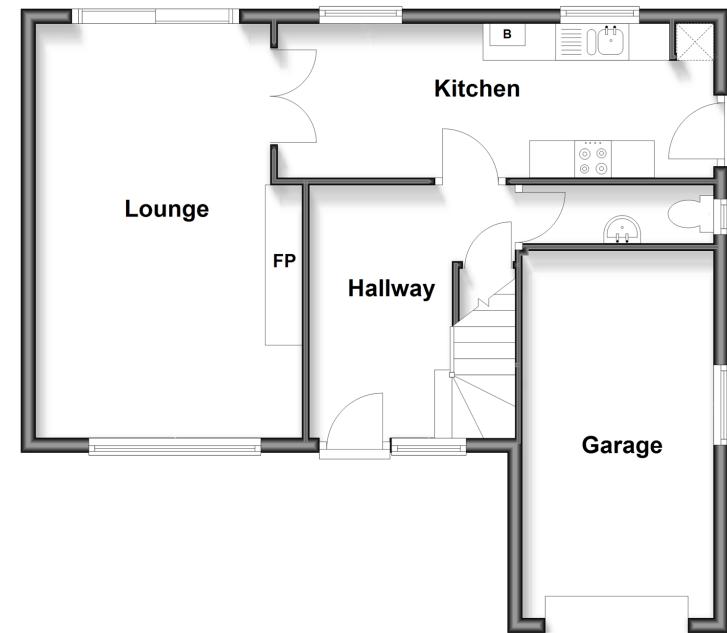
#### Front Garden

#### Driveway

#### Rear Garden

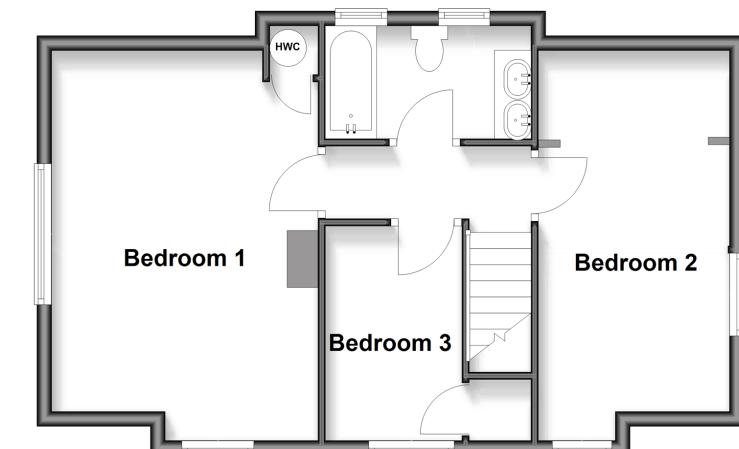
### Ground Floor

Approx. 58.3 sq. metres (628.0 sq. feet)



### First Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 50% less, by purchasing a Lifetime Lease.



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