





HILLCREST ROAD, MARLPIT HILL, EDENBRIDGE,
KENT TN8 6JS

GUIDE PRICE: £599,950 FREEHOLD

- SMARTLY PRESENTED FAMILY HOME
- QUIET & SOUGHT-AFTER RESIDENTIAL LOCATION
 - WALKING DISTANCE TO LOCAL AMENITIES
 - WALKING DISTANCE TO TRAIN STATIONS
 - DRIVEWAY PARKING FOR TWO VEHICLES
- USEFUL GARAGE/WORKSHOP • PRIVATE DRIVEWAY
 - WELL-APPOINTED OPEN-PLAN DINING KITCHEN
 - VERSATILE RECEPTION SPACE
 - ATTRACTIVELY LANDSCAPED GARDENS
- GAS-FIRED CENTRAL HEATING & DOUBLE GLAZING
- EASY ACCESS TO A VARIETY OF SCHOOLING OPTIONS

Festooned with climbing roses to front and rear, this attractive double-fronted home exudes sophistication, with its thoughtful design, sociable layout and high spec finish.

The stylishly presented accommodation encompasses three well-proportioned bedrooms, versatile reception space and a generously sized dining kitchen with plentiful Shaker-style cabinetry and timeless quartz counters.

Located in a peaceful residential side street in the popular Marlpit Hill area to the north of Edenbridge, the property is ideally positioned for local amenities as well as both the town's mainline train stations, offering reliable links to central London.

Accompanying all is driveway parking for two vehicles, a fully landscaped rear garden with pretty cottage planting and useful lean-to garage/workshop with power, suitable for a variety of uses.

OVERVIEW:

A practical entrance porch with clever built-in shelves to one side - custom designed to store shoes - provides access to a convenient ground floor cloakroom with WC and basin. A Georgian style multi-paned door then opens through to a welcoming, central hallway with reception rooms to right and left and a wide staircase with tasteful painted spindles and solid oak handrail, rising to the first floor.

To the left is a study with bespoke bookshelves, perfect for anyone working from home who appreciates both elegance and functionality. The space would alternatively make a great playroom, with the fitted furniture as ideal for the neat storage of toys and games, as for books!

Across the hall, a cosy yet comfortably proportioned sitting room is a great place for the family to relax, benefitting from a well-positioned fitted media unit, specifically sized to accommodate a flat-screen TV.



Lustrous, richly grained engineered oak flooring leads the eye through the hallway to an expansive dining kitchen forming a vibrant hub of the home. Stretching the full width of the house and enjoying a delightful vista over - as well as direct access to - the rear garden, this striking space is superbly appointed with a comprehensive array of Shaker style cabinetry in a chic mid grey colourway, topped with marbled quartz counters/upstands and incorporating all the necessary room for a full gamut of domestic appliances. French doors open to a stylish conservatory with underheated marble tiled floor and low-level windows, allowing you to feel part of the garden whatever the weather.

To the first floor the accommodation is equally impressive; a spacious principal bedroom incorporates twin built-in wardrobes as well as a dressing area, whilst two further bedrooms - one equipped with a fitted wardrobe offering shelving and hanging - serve as ideal accompaniments. An eye-catching family bathroom completes the layout, boasting a luxurious, naturalistic vibe and cannily blending both bathing and showering zones, whilst comprising period style sanitaryware and tactile chrome fittings. A deep cupboard conceals a gas-fired Worcester boiler, together with offering valuable storage space for everyday essentials.

Externally, the fully fenced rear garden is a verdant haven of calm, with its level lawn, mature borders stocked with a joyful mix of roses, shrubs and several ornamental trees, culminating in an enchanting rose and clematis clad pergola to perch under, listening to the soft babble of water provided by a duo of troughs complete with electric fountains. Remote controlled lighting illuminates the space, enhancing the feeling of enchantment and tranquility.

To the side of the house is an irregular shaped garage, perfect for storing bikes and other outdoor necessities or apt as a workshop with its lighting and power sockets. A heavy wooden door leads to the garden, whilst an up-and-over door opens to the driveway catering for two vehicles side-by-side.

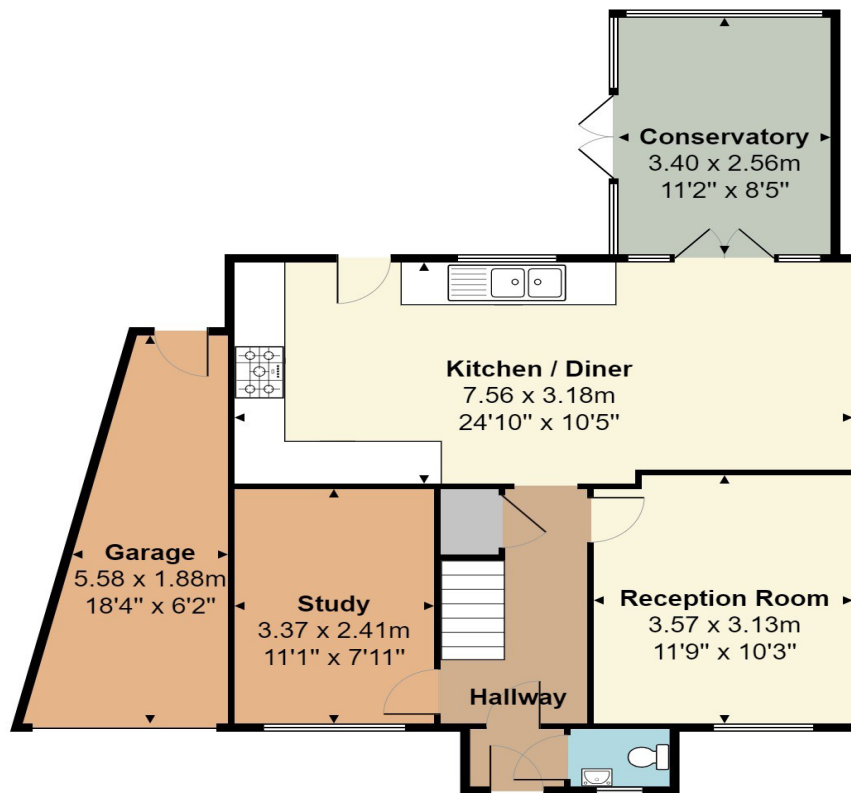
SERVICES, INFORMATION & OUTGOINGS:

Mains: electricity, water, gas and drainage
Council Tax Band: E (Sevenoaks)
EPC: D

VIEWING:

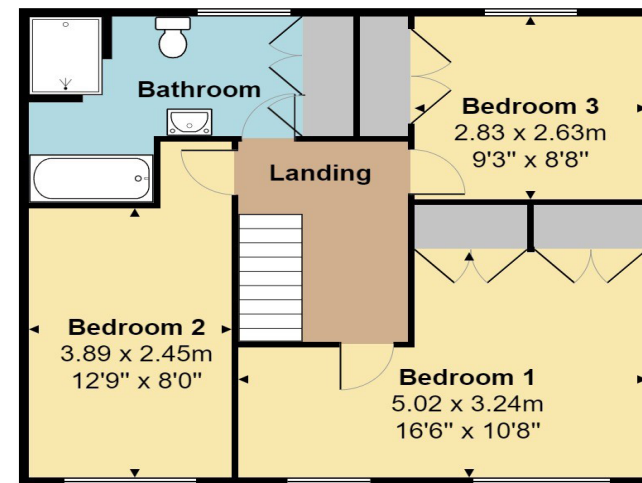
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Ground Floor
Total Floor Area 71.1 m² ... 766 ft²

Total Floor Area: 120.7 m² ... 1299 ft²



1st Floor
Total Floor Area 49.5 m² ... 533 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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