





Lucilina Drive, Edenbridge, Kent, TN8 5HF

GUIDE PRICE: £469,950 FREEHOLD

- IDEAL FAMILY HOME • QUIET CUL-DE-SAC SETTING
 - STUNNING OUTLOOK OVER PLAYING FIELDS
- COMMUTER FRIENDLY - EDENBRIDGE STATION, 0.7 MILES (LONDON BRIDGE - 45 MINS)
- SHORT WALK TO HIGH STREET AMENITIES & WAITROSE
 - THREE WELL-PROPORTIONED BEDROOMS
 - BATHROOM, SHOWER ROOM & UTILITY
- DRIVEWAY PARKING WITH EV CHARGING POINT
 - OPEN PLAN LIVING SPACE
- LANDSCAPED, LOW MAINTENANCE, SOUTH-FACING GARDEN
 - EASY ACCESS TO A VARIETY OF SCHOOLING OPTIONS
 - KENT GRAMMAR SCHOOL CATCHMENT AREA
 - GAS-FIRED CENTRAL HEATING & DOUBLE GLAZING

Smartly appointed and well-proportioned modern family home occupying an enviable location in a peaceful cul-de-sac, enjoying a glorious southerly outlook over Edenbridge Rugby Club's playing fields, all of which are accessible to the public offering acres of recreational space and miles of picturesque country walks towards Marsh Green, (as well as a short-cut through to the local Waitrose).



The current owners have updated the property with flair and an eye for detail during their period of ownership, creating sociable and stylish accommodation as well as cleverly converting the historic garage to provide a spacious entrance hall, complete with practical utility area and convenient shower room.

Enhancing all further is the attractively landscaped rear garden; this low-maintenance haven with its sunny southerly orientation incorporates a paved terrace perfect for dining and entertaining, together with a built-in seating area and compact storage shed to keep all gardening essentials easily to hand.

The historic High Street with its comprehensive mix of daily amenities and Edenbridge Town station (with frequent direct services to London Bridge in circa 45 minutes), are with easy reach within a walk of less than a mile.

OVERVIEW:

A modern front door welcomes you through to a roomy entrance hall with practical Amtico flooring, extending throughout the ground floor, which largely follows an open-plan arrangement. A stylish, fully tiled shower room incorporating an enclosure with drench head and hand-held attachment, floor mounted vanity with basin/storage and WC, has been a prudent addition on the part of the current owners, together with a deep utility cupboard set behind sliding, mirrored doors, with space/plumbing for a washing machine and separate tumble dryer, as well as ample room to hang coats and store shoes.

The generously sized 'L' shaped living space is bathed in a superb quality of natural light, by virtue of its dual aspect and southerly orientation to the rear, which takes in the delightfully picturesque view over the adjacent playing fields with treetops in the distance. Within the open plan, a well-appointed kitchen with dark Shaker-style cabinetry and slate composite counters, encompasses a sizeable peninsular breakfast island - ideal for casual dining - together with an electric oven and hob with extractor over and cupboard concealing a wall-mounted gas-fired Worcester boiler. There is plenty of space for an American style fridge/freezer and sliding doors open invitingly to the rear garden.

An open tread staircase rises and turns to the first floor where there are three well-proportioned bedrooms, all with inset LED ceiling spots and plenty of space to fit wardrobes. To the end of the landing is a most useful, deep airing cupboard with slatted shelving to store linens. A contemporary bathroom completes the layout encompassing a shower bath, vanity cabinet with basin and low-level WC. Stone effect ceramic wall tiling provides a stylish design accent, whilst a chrome towel rack warms towels to perfection.

Providing an excellent complement and enjoying a fabulous southerly orientation, the fully fenced rear garden has been beautifully landscaped to be easy on the eye, as well as low in maintenance. A central artificial lawn is bordered by rendered and painted raised beds, with a charming corner seating area and paved terrace for outdoor dining. A petite shed positioned to one corner keeps gardening tools neatly stored.

To the front there is driveway parking, together with an EV charging point.

SERVICES, INFORMATION & OUTGOINGS:

Mains: electricity, water, gas and drainage

Council Tax Band: D (Sevenoaks)

EPC: C

VIEWING:

Strictly by appointment via James Millard Independent Estate Agents,

1-2 The Grange, High Street, Westerham, Kent TN16 1AH

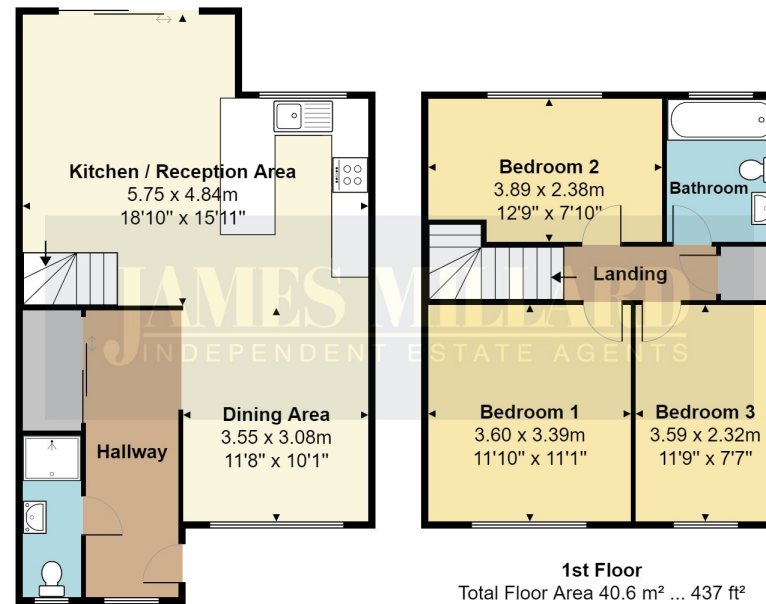
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Total Floor Area: 89.2 m² ... 960 ft²



Ground Floor
Total Floor Area 48.6 m² ... 523 ft²

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