



Woodlea, Crouch House Road, Edenbridge, Kent TN8 5EN
Guide Price: £745,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Extended Chalet Bungalow *Four Bedrooms
- *Central Position Walkable to Town Centre and Main Line Station
- *Smart Sitting Room/Dining Room *Conservatory Overlooking Garden
- *Two Bathrooms *Home Office/Study
- *Substantial Level Plot and Landscaped Gardens
- *Extensive Block Paved Driveway *Detached Double Garage
- *Potential for Single Storey Extension Subject to PP

Description

Woodlea is a deceptively spacious detached four bedroom chalet bungalow, situated within walking distance of the High Street, mainline station, park and leisure centre. This appealing property has been updated by the current vendors creating a stylish modern family home enjoying an excellent level plot with attractive gardens, excellent parking and garaging.

Accommodation: -

- Spacious entrance hallway with stairs rising to the first floor and striking oak herringbone flooring, continuing through to:-
- Sitting/dining room, a bright dual aspect modern space, window overlooking the front with attractive wooden shutters and patio doors leading to the conservatory and central fireplace with wood burning stove. Conservatory glazed on three sides, overlooking the garden with ceramic tiled flooring and French doors leading out onto the terrace.
- Smart kitchen/breakfast room fitted with a range of wall mounted cabinets and base units of cupboards and drawers. Hisense eye level double oven, Hotpoint ceramic hob with extractor over, sink unit with tiled splashback, spaces for under counter fridge and freezer and window to rear overlooking the garden.
- Utility room located off the kitchen having fitted cupboards, sink unit, space for a washing machine and tumble dryer, doors giving access to the front, door to garden and home office/study with window overlooking the garden.
- Two ground floor bedrooms, both having fitted wardrobes and a modern contemporary shower room complete the ground floor accommodation.
- To the first floor there are two further bedrooms and a family bathroom, ideal for children or as a guest suite.
- The generous, level landscaped rear garden is a particular feature with terrace ideal for outdoor entertaining and lawns surrounded by mature shrub/flower borders offering a variety of interest with a delightful tree lined outlook. Pathways run throughout the garden with a small bridge and feature pond, greenhouse and garden shed.
- Extensive block paved driveway offering parking for several vehicles, a single attached garage, separate detached double garage and wooden side gate giving access to the rear of the property and gardens.

- Services & Points of Note: All mains services. Gas central heating. Double glazed windows with Hive heating controls. Satellite broadband connection. Right of access for Sevenoaks Council to carry out maintenance to the garage block which borders the property to the left hand side.
- Potential for a single storey extension to provide open plan living space, subject to planning permission, drawings available on request.
- Council Tax Band: F – Sevenoaks District Council.
- EPC: C

Situation

Edenbridge is a medieval market town set in the Kent countryside with a selection of local amenities including independent shops, restaurants, chemist, hairdresser, town pubs, Waitrose, Lidl and Tesco Express with a traditional market held once a week.

The town benefits from two mainline stations, Edenbridge Town Station offering services to London Bridge/Victoria via Oxted and Edenbridge Station serving Tonbridge through to Reigate and London Bridge/Victoria via Redhill, in under an hour. The M25 can be easily accessed at either junction 6 at Godstone or Sevenoaks junction 5.

There is a primary school in Edenbridge and nearby villages including the sought-after primary schools in Four Elms, Crockham Hill and Chiddingstone. Secondary education options include Grammar, state and private, and can be found in towns including Tonbridge, Sevenoaks, Westerham, Oxted and Lingfield.

Recreational amenities include Edenbridge Leisure Centre with swimming pool, nearby Stangrove park, golf courses and several National Trust properties including the historic Hever Castle. More extensive shopping can be found in the towns of Sevenoaks, Oxted, East Grinstead and Tunbridge Wells, or Bluewater Shopping Centre.



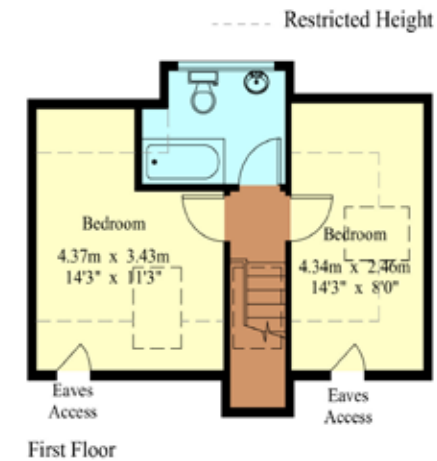
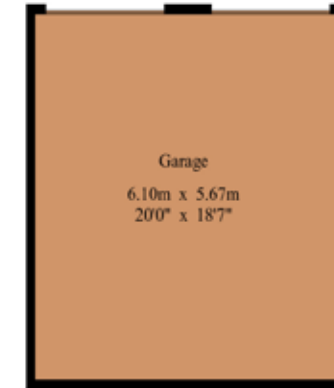
Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

Woodlea

House - Gross Internal Area : 146.1 sq.m (1572 sq.ft.)
 Garage - Gross Internal Area : 12.5 sq.m (134 sq.ft.)
 Double Garage - Gross Internal Area : 34.5 sq.m (371 sq.ft.)



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