

# Bluebell

ESTATES



April Cottage, 85, Cork Street, Eccles, ME20 7HQ

£275,000



## About this property.....

Located in the village of Eccles, this charming 2 bedroom cottage is ideal for first time buyers, looking to get their foot on the property ladder.

Stepping into the property, you are invited by an open plan lounge and dining room, perfect for entertaining guests or enjoying cosy nights in with family. On the ground floor, there is also a bright, modern kitchen with a useful utility area attached. Upstairs, two inviting bedrooms and a separate bath provide a sanctuary of comfort and relaxation.

The mature garden gives you the best of both worlds, providing both shade and sunshine. The rear of the garden has a patio area, ideal for sitting and relaxing after a long day at work.

Don't miss out on the chance to make this delightful house your new home. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful property.

## Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull.

Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. If you have young children and prefer a quaint village school, St. Marks primary school is a mere stone's throw away, boasting a Good rating in the latest Ofsted inspection and serving around 130 pupils. Local amenities include a village shop with postal services.

For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 20-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.











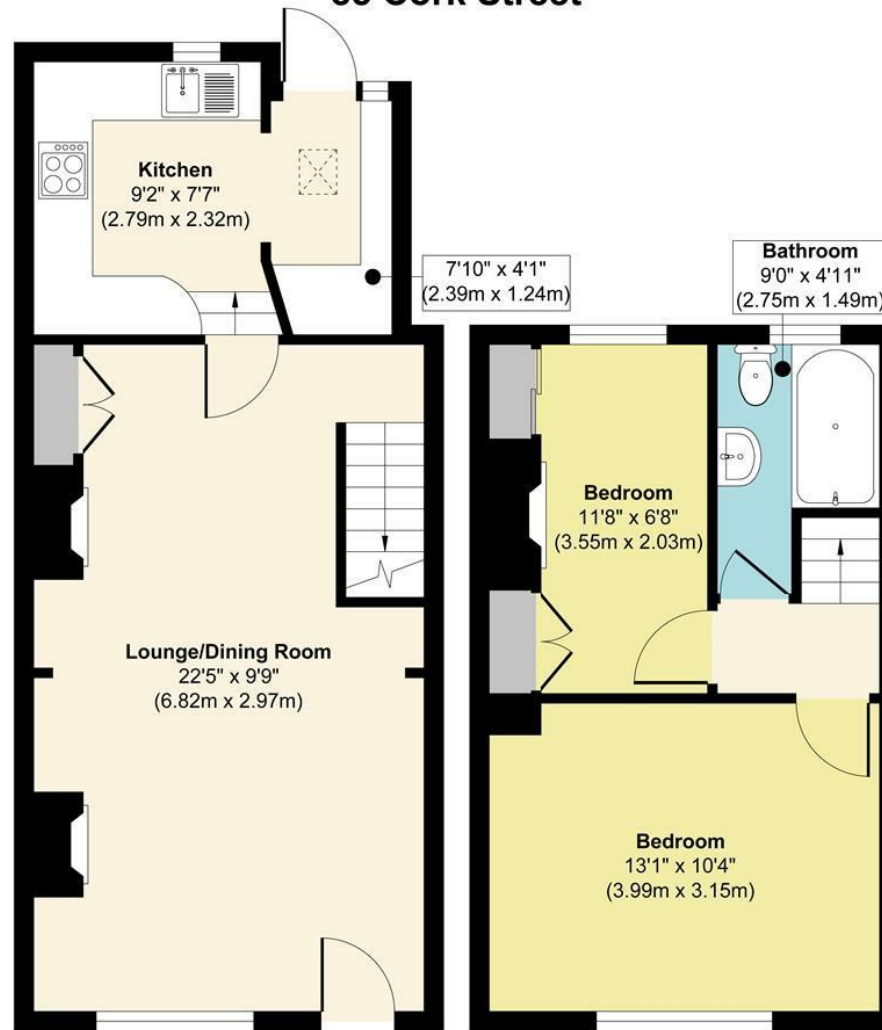


## What the owner says.....

A lovely house we've lived in for nearly 8 years - engaged, married and now had our first child - a perfect first home. We're sad to say goodbye but it's time for us to move on!

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## 85 Cork Street



**Ground Floor**  
Approximate Floor Area  
400 sq. ft  
(37.25 sq. m)

**First Floor**  
Approximate Floor Area  
292 sq. ft  
(27.21 sq. m)

**Approx. Gross Internal Floor Area 692 sq. ft / 64.46 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





