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AREA ONLY
NO PARKING

Ibbett Mosely

35 Old Mill Close, Eynsford, Dartford,
DA4 0BN



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A WELL PRESENTED 2 BEDROOM APARTMENT SITTING IN A UNIQUE LOCATION SURROUNDED BY WELL MAINTAINED GARDENS - 125 YEAR LEASE - £325,000

- 2 Bedrooms
- Shower Room
- 24 Hour Emergency Monitoring Service Available
- NO ONWARD CHAIN
- Sitting/Dining Room
- Private Parking
- Secluded Patio Garden
- Kitchen
- 125 Year Lease
- Beautiful setting within well maintained Gardens & Woodland

A WELL PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT SITTING IN A PICTURESQUE DEVELOPMENT FOR THE OVER 55's
125 YEAR LEASE - £325,000

DESCRIPTION

As Sole Agents we are delighted to present this super property specifically for over 55's and sitting in a much favoured location in the popular village of Eynsford. The property forms part of a development built on the site of the original Water Mill comprising of houses and flats. The property has been updated with great attention to detail by the owner and sits in a truly idyllic location surrounded by well maintained gardens, a slow running stream meandering through the grounds and surrounding woodland. The accommodation comprises of a light and airy Sitting/Dining Room which opens into the Kitchen. A good sized Shower Room.. There are two bedrooms, one of which has double glazed doors leading out onto a paved patio providing a perfect setting to sit, relax and enjoy the peaceful

surroundings.. We really do recommend early internal viewing to fully appreciate all that this property has to offer.

In our opinion this apartment has to be viewed to fully appreciate all it has to offer particularly as it has been newly decorated throughout and presented to a high specification, all ready for immediate occupation.

LOCATION

Eynsford has a thriving village community, many period properties, castle ruins, local shops, churches, restaurants, village general store and butcher. Close by is the highly regarded Anthony Roper school. Sitting at the foot of the picturesque Darenth Valley. Eynsford Station is close by offering services to London on the Victoria/Blackfriars line. There is a bus service to a number of Secondary and Grammar schools and there are a number of activities available to all age groups in the village. For those who enjoy outdoor pursuits many walks and a golf course close by. Almost 7 miles away is the popular Bluewater Complex offering a wide

range of shopping facilities, sports/cinema and restaurants. There is easy access to the M25 and M20 motorways and Sevenoaks Town Centre is only a few miles away with a wide range of shops, restaurants, cinema/theatre complex and a mainline station with fast services to London on the Charing Cross/Cannon Street line taking about 30 minutes....

COMMUNAL ENTRANCE HALL

Through double glazed door into:

ENTRANCE HALLWAY

Airing cupboard housing Tumble /Dryer. Laminate floor. Radiator.

SITTING/DINING ROOM

Double glazed window to front. Feature fireplace with coal effect electric fire inset. Television point. Door leading to deep storage cupboard. Opening into:

KITCHEN

Double glazed window to front. Comprehensive range of Shaker style wall and base units with work surfaces over. Built in oven with 4 ring induction hob set into work surface, extractor over. Integrated washing machine. Stainless steel sink unit with mixer tap. Space for fridge/freezer.. Wall mounted Valiant boiler for central heating and hot water system. Laminate floor.

BEDROOM

Double glazed patio doors leading out to patio and gardens. Large built in double wardrobe. Television point.

BEDROOM

Double glazed window to rear. Radiator.

SHOWER ROOM

Suite comprising: Double walk in fully tiled shower cubicle and screen, vanity unit with wash hand basin and WC inset. Laminate floor.

OUTSIDE

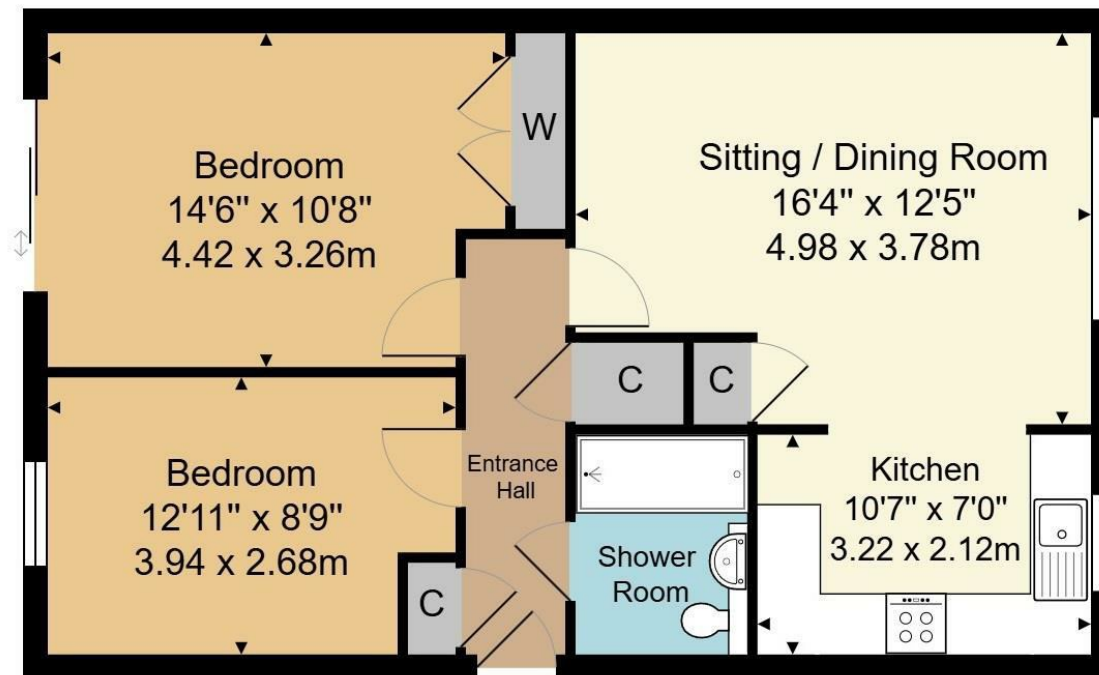
FRONT

Well maintained gardens with attractive bridge and stream running through the grounds. Private Parking.

REAR

A paved patio area providing a perfect location for sitting and enjoying this most peaceful and tranquil setting





Approx. Gross Internal Area 651 ft² ... 60.5 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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www.ibbettmosely.co.uk