



Goodwood Road, Edenbridge, Kent, TN8 6DY

A modern detached family home in the heart of the Eden Valley.

£640,000
GUIDE PRICE

Description

Approaching the property, you will find a generous driveway to the left, leading to the garage set back from the street. Entering the house, you are greeted by a bright and airy hallway with a ground floor WC to the right. To the rear is the living room, which offers a bright, relaxing space and double doors opening onto the rear garden.

To the left from the hallway is the expansive kitchen / dining area. The dining zone is to the front, capable of seating 8 or more. The kitchen is fitted with modern gloss cabinetry, integrated appliances (oven, fridge/freezer, dishwasher) and gas hob.



Key Features

- Detached house
- 4 bedrooms, 3 bathrooms & a ground floor WC
- Spacious open-plan kitchen/dining area
- Elegant living room with direct garden access
- Private, well kept rear garden
- Garage and driveway
- Walking distance to both Edenbridge Station and Edenbridge Town Stations
- Within the catchment for local schools

On the first floor there are three bedrooms. bedroom two, currently utilised as a guest bedroom benefits from an ensuite shower room. A well-appointed family bathroom services the remaining bedrooms with WC, bath and overhead shower.

On the second floor you are welcomed with a spacious landing featuring an abundance of storage space. The master bedroom is on this floor, and it too benefits from an en-suite shower room offering additional privacy.



Location & Neighbourhood:

- Edenbridge town centre is within walking or short driving distance, with shops, cafés, supermarkets, and amenities.
- Edenbridge Town Station offers convenient rail links to London Bridge Station & Uckfield. Edenbridge Station offers links to Redhill & Tonbridge.
- Bus links are available on Station Road, a short walk away.
- Good selection of local primary and secondary schools within the catchment area.



The rear garden is arranged for ease and enjoyment, with a large patio for al fresco dining and a low-maintenance lawn.

A side gate provides access, and the garage also connects to the garden.

Property Summary

- **Internal Area:**

Total Area: 122.8 m2 / 1322 ft2 (excluding garage)

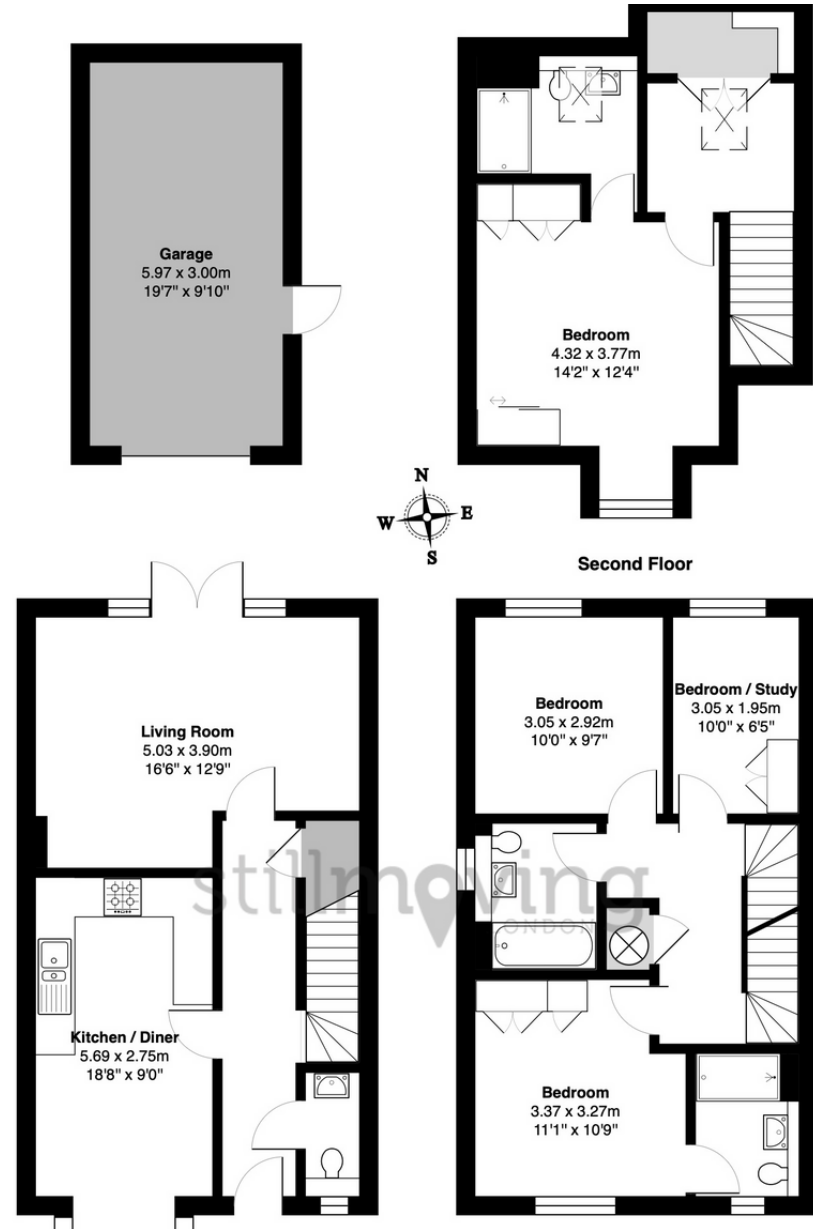
- **EPC Rating: B**



Floor Plan & EPC

Total Area: 122.8 m2 / 1322 ft2 (excluding garage)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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