



9, Eccles Row, Eccles, ME20 7HS
£275,000

About this property.....

OPEN DAY SATURDAY 19TH SEPTEMBER - BY APPOINTMENT ONLY

Offered to the market chain free, this beautifully presented two bedroom end of terrace home is an ideal purchase for first-time buyers or downsizers.

The property has been exceptionally well maintained throughout and offers bright, comfortable accommodation, including a welcoming conservatory that provides additional living space overlooking the garden. Neutrally decorated throughout, this charming home offers a wonderful balance of comfort and practicality.

Outside, the attractive wrap around garden is a real highlight, offering a private and versatile outdoor space with two useful storage sheds. To the rear of the property is an allocated parking space, while there may also be potential to create an additional parking space at the front, subject to any necessary consents.

With the benefit of no onward chain, this lovely home is one not to be missed.

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 120 pupils (as at 2022). Local amenities include a village shop with postal services and a doctors' surgery complete with a dispensing chemist. 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 22-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.



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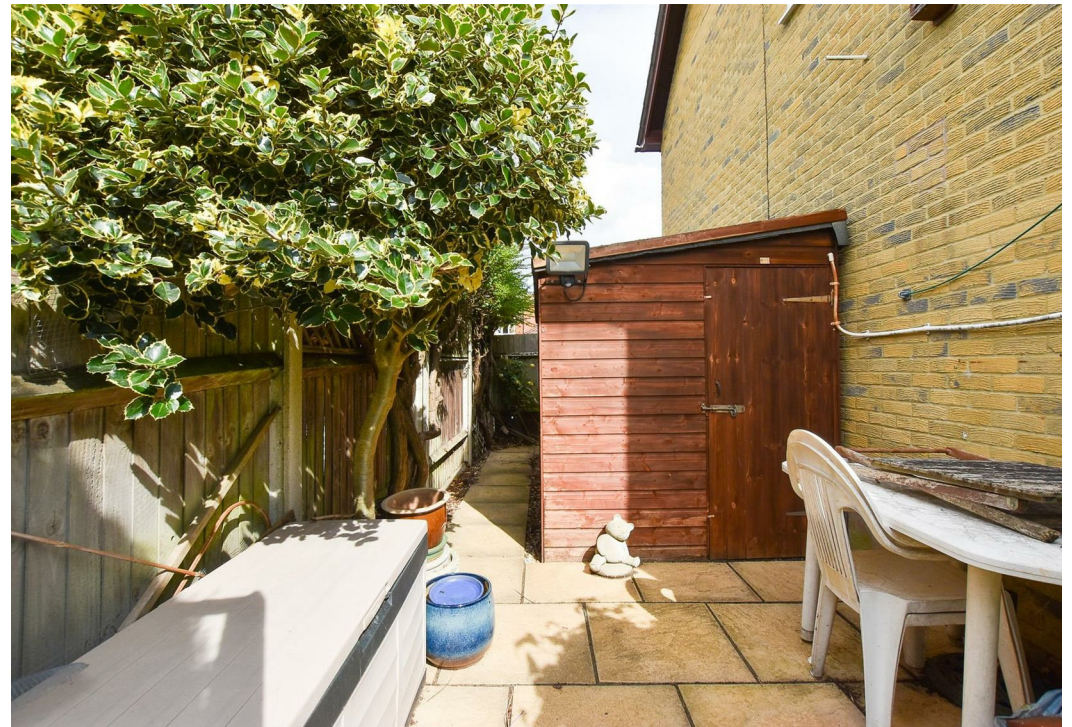




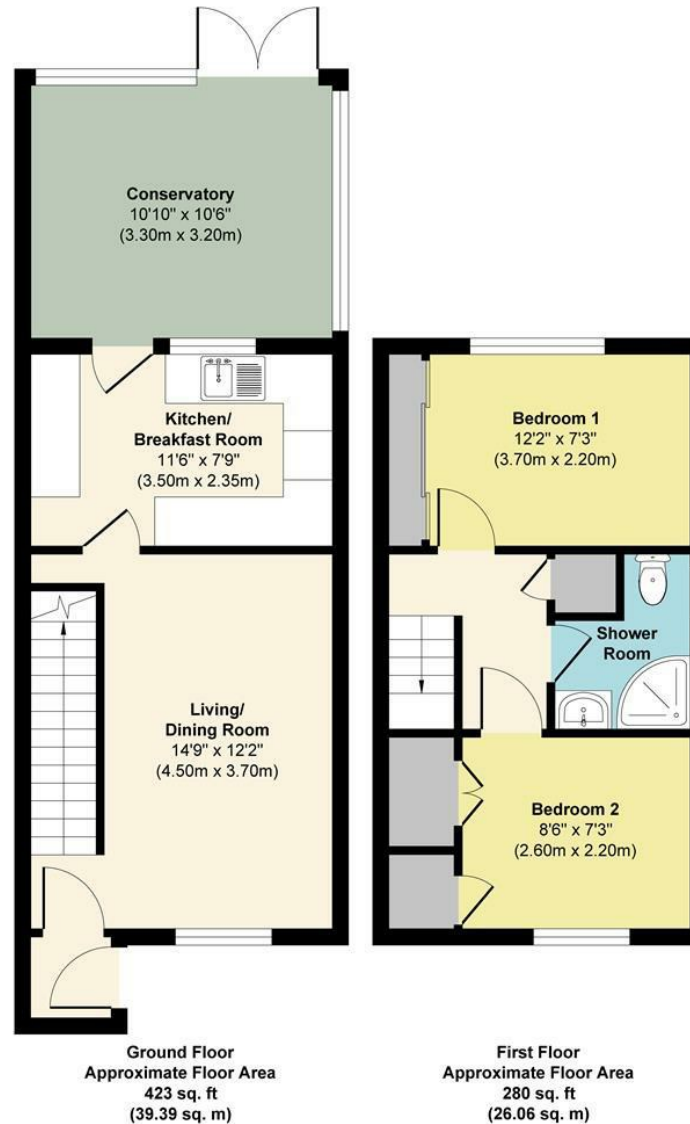


Two Bedroom End Of Terrace House
Chain Free
Parking To The Rear
Conservatory & Shower Room
Attractive Garden To Side & Rear
Village Location





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Approx. Gross Internal Floor Area 703 sq. ft / 65.45 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.



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