



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£395,000**

**Freehold**

3x 2x 1x

**Riverside, Eynsford, DA4**

**Wards**  
Helping you move forwards

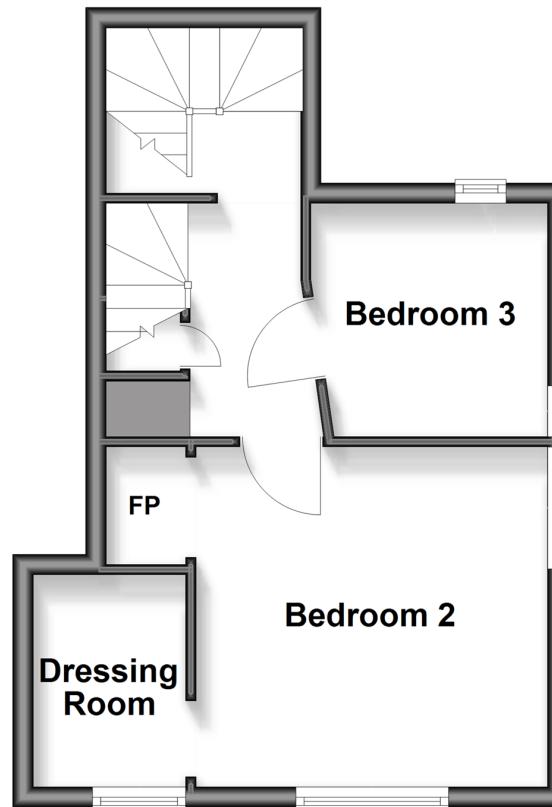
## Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



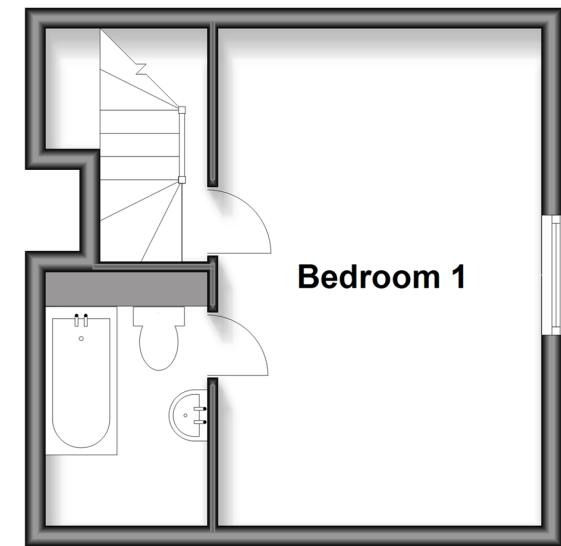
## First Floor

Approx. 29.3 sq. metres (315.9 sq. feet)



## Second Floor

Approx. 23.0 sq. metres (247.0 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: (L-shaped) 13'7 x 11'2 (4.14m x 3.41m) plus 4'9 x 2'9 (1.45m x 0.84m)  
Kitchen: 10'7 x 10'0 (3.23m x 3.05m)  
Bathroom: 10'2 x 3'10 (3.10m x 1.17m)

### FIRST FLOOR

Landing  
Bedroom 2: 11'1 x 10'5 (3.38m x 3.18m)  
Dressing Room: 10'2 x 5'3 (3.10m x 1.60m)  
Bedroom 3: 8'6 x 7'10 (2.59m x 2.39m)

### SECOND FLOOR

Landing  
Bedroom 1: 12'3 x 11'5 (3.74m x 3.48m)  
En-Suite Bathroom: 7'8 x 5'5 (2.34m x 1.65m)

### OUTSIDE

Front Courtyard  
Private Rear Garden  
Allocated Parking



## Main features

- **Stunning Grade II listed tudor style cottage**
- **Separate large garden perfect for entertaining**
- **Beautiful river location with country views**
- **Short walk to Eynsford train station**
- **Close proximity to Anthony Roper Primary School**

### **Nearest Schools**

Primary Schools: The Anthony Roper Primary 0.3 miles, Shoreham Village School 2.7 miles, Crockenhill Primary 2.8 miles

### **Transport Information**

Train Stations: Eynsford 0.6 miles, Shoreham 2.9 miles, Farningham Road 3.0 miles

### **Address**

Riverside, Eynsford, DA4

### **Directions**

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Eynsford Branch 01322 862844 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING  
CURRENT: E(48) POTENTIAL: C(77)  
18175995/20251003/SJ/SJ