



# Lingfield Road, Edenbridge,, TN8 5DR Asking price £235,000



Step inside this charming and thoughtfully presented one-bedroom home, perfectly suited for those seeking a stylish yet comfortable living space.

The ground floor offers a spacious open-plan layout, creating a bright and welcoming environment ideal for both relaxing and entertaining. At the heart of the space is a tasteful grey kitchen, designed with clean lines and modern finishes that blend practicality with understated elegance. The open design allows the kitchen to flow seamlessly into the living and dining area, making the most of the available space.

Throughout the property, new carpets have been fitted, adding warmth and comfort while giving the home a fresh, contemporary feel.

Upstairs, the property features a large double bedroom with impressive high ceilings, enhancing the sense of space and light. Just off the bedroom is a simple yet elegant shower room, finished in a clean, modern style to provide a practical and relaxing space for everyday use.

This delightful home combines modern updates with a light, airy layout, making it an excellent choice for professionals, couples, or anyone looking for a well-presented one-bedroom property ready to move into.

Within walking distance to Edenbridge High Street & train station

- \*Parking
- Appliances
- Walking Distance to MLS
- New Kitchen
- Good Sized Bathroom
- Double Glazing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
92 plus) A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	