



9 Highfields Road, Edenbridge, Kent TN8 6JN
Guide Price: £550,000-£575,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Desirable Residential Location off Swan Lane
- *Walking Distance to Edenbridge Town & Station
- *Three Bedrooms
- *Dual Aspect Open Plan Sitting/Dining Room
- *Charming Kitchen/Breakfast Room
- *Utility/Garden Room
- *Cloakroom
- *First Floor Bathroom
- *Additional Reception/Storeroom
- *Front Garden & Driveway
- *Attractive 160ft Rear Garden
- *Timber Outbuilding

Description

This delightful semi-detached three bedroom family house is situated within the desirable residential area of Marlpit Hill, within walking distance of Edenbridge town and mainline station. This delightful property has been in the same ownership for over 30yrs and benefits a long garden backing woodland, converted garage and timber outbuilding, making it an ideal prospect for further extension or remodelling subject to planning to create a delightful family home.

Accommodation

- The property is approached over a driveway with area of garden and pathway to the front door opening to the welcoming entrance hallway having stairs rising to the first floor and ground floor cloakroom.
- A door off the hallway leads to the additional reception/storage room, this was formerly the integral garage with double glazed window to front, radiator, power and light. A versatile space which could be utilised as a playroom or home office.
- Dual aspect sitting/dining room, separated by a brick archway with picture window to front and sliding patio doors opening to the rear terrace from the dining room. Sitting room with focal stone fireplace and wood burning stove and wall light points. Bright dining area with window to the garden room and attractive parquet wood flooring and inset lighting.
- Charming breakfast room with fitted painted dresser and cupboards, wood effect vinyl flooring and open archway through to the kitchen area, fitted with a range of cream shaker style wall mounted cabinets, including leaded light display cabinets and base units of cupboards and drawers, laminate worktops and tiled splashback. Sink unit and space for gas cooker.
- Garden room/utility area, glazed on two sides with lovely outlook over the rear garden and space for utilities including dishwasher, fridge/freezer and washing machine with laminate worktop. Sliding patio doors provide access to the side and rear garden.
- First floor landing with tall window to side and access to boarded and insulated loft space via hatch with drop down ladder, light and housing gas fired combination boiler. There are three first floor bedrooms, the main having an aspect to front and deep fitted curtained wardrobe. The second enjoying a lovely aspect to the rear with far reaching views and fitted wardrobe and the third with aspect to front and fitted wardrobe.
- A family bathroom fitted with a white suite comprising corner bath with mixer tap and hand held shower attachment, pedestal sink and close coupled toilet, completes the first floor accommodation.



- A particular highlight are the beautiful cottage gardens offering areas for sitting, relaxing, extending to approximately 160ft. A terrace runs across the rear with side access to the front and pathways meander through the gardens mainly laid to lawn with deep herbaceous borders and fenced boundaries. Attractive Italian garden, rose arbour, fruit trees including apple, pear and plum and garden storage shed. The rear of the plot is currently untended with a useful timber outbuilding being located at the far rear, ideal as a potential workshop/home office.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. Replacement garage roof.
- Council Tax Band: E – Sevenoaks District Council.
- EPC: C

Situation
 Highfields Road is situated in a quiet residential area, close to an extensive network of footpaths offering countryside walks through the fields, woods and local hills right from the doorstep. Edenbridge is a traditional market town set in the Kent countryside with a selection of local amenities including independent shops, cafes, restaurants, chemist, hairdresser, town pubs, Waitrose, Lidl, Tesco Express, Boots and Costa Coffee with a traditional market held once a week where you can purchase a wide selection of locally grown produce. Edenbridge offers residents a relaxed way of life with Brighton being less than an hour away perfect for an escape to the seaside. The town benefits from two mainline stations, both walkable from the property Edenbridge Town Station offering services to London Bridge/Victoria via Oxted and Edenbridge Station serving Tonbridge through to Reigate and London Bridge/Victoria via Redhill, in under an hour. The M25 can be easily accessed at either junction 6 at Godstone or Sevenoaks junction 5. There is a primary school in Edenbridge and in the nearby villages including Four Elms, Crockham Hill and Chiddingstone. Secondary education options include Grammar, state and private, and can be found in towns including Tonbridge, Sevenoaks, Westerham, Oxted and Lingfield, all a short bus or train journey from the town. Recreational amenities include Edenbridge Leisure Centre with swimming pool, nearby Stangrove park, golf courses and several National Trust properties including the historic Hever Castle. More extensive shopping can be found in the towns of Sevenoaks, Oxted, East Grinstead and Tunbridge Wells, or Bluewater Shopping Centre.



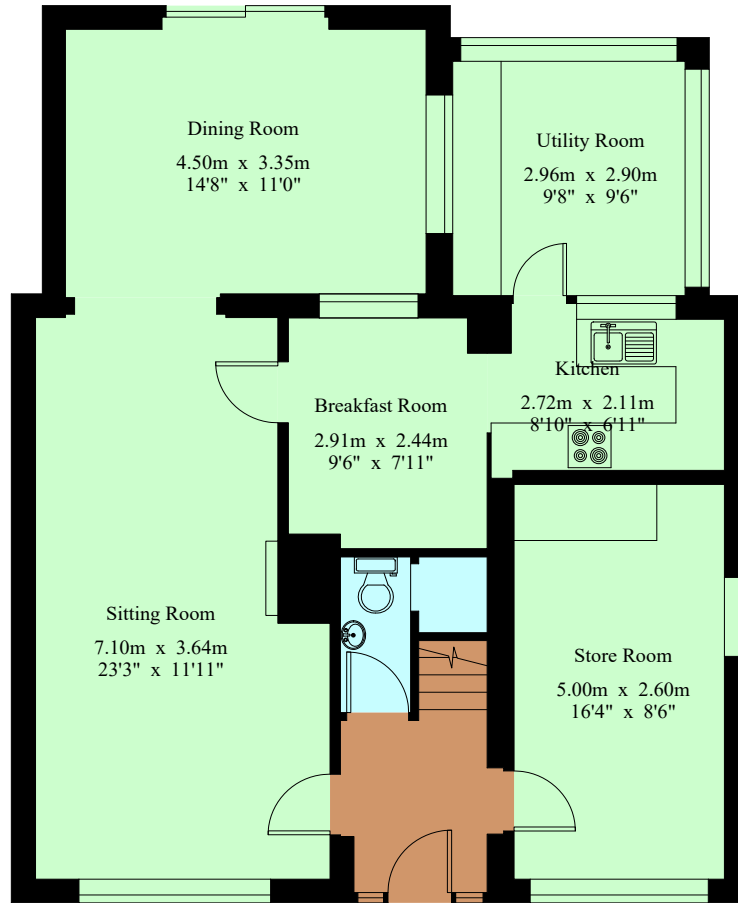
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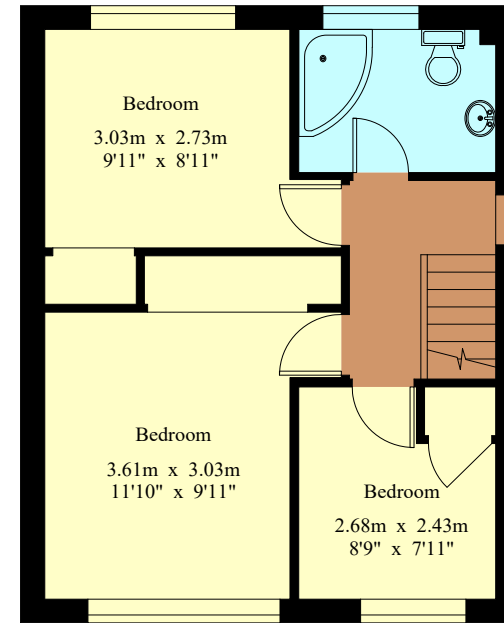
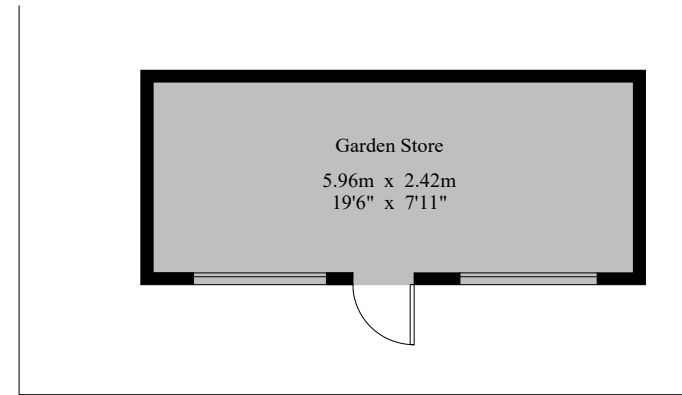
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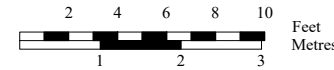
House - Gross Internal Area : 128.1 sq.m (1378 sq.ft.)
 Garden Store - Gross Internal Area : 14.3 sq.m (153 sq.ft.)



Ground Floor



First Floor



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