



3 The Limes Eynsford Road, Farningham, Dartford, DA4 0BL.

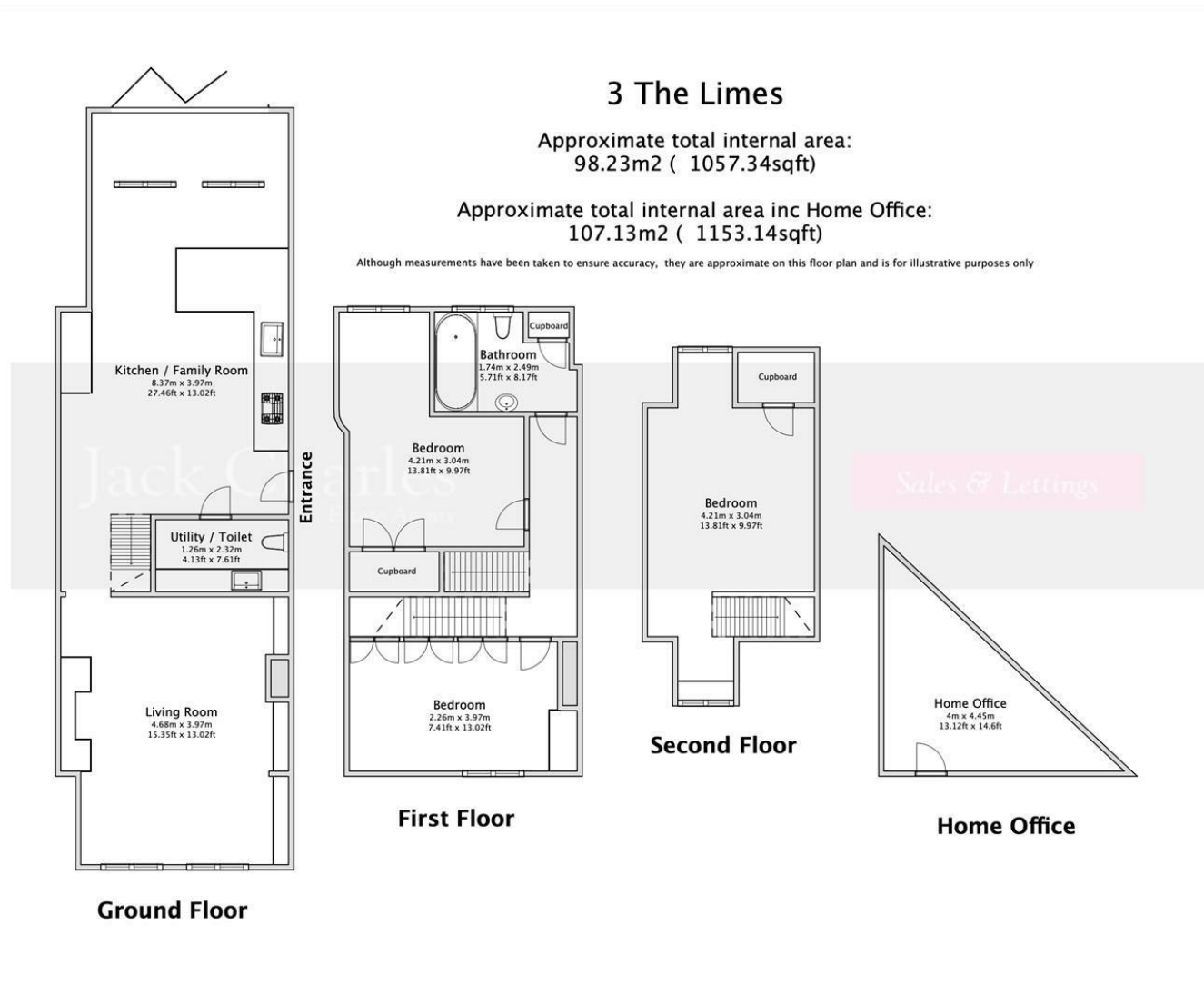
Offers in the region of £550,000

Jack Charles
Estate Agents

Sales & Lettings

- Well Presented End Of Terrace Home
- Utility Room
- Garden
- Newly Extended Open Plan Kitchen/Diner
- Three Bedrooms
- Parking For Two Cars
- Living Room
- Family Bathroom
- Viewings Recommended

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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	

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to present this attractive end of terrace house, nestled on the charming Eynsford Road in Farningham. Offering a perfect blend of modern living and comfort, this beautifully presented home is ideal for families, first-time buyers or those seeking versatile accommodation. The property has been thoughtfully updated throughout and benefits from well-arranged living space across three floors.

One of the standout features of the home is the recently extended kitchen, which has been finished to a high standard with modern fittings and quality finishes. The bright and airy space provides an excellent setting for both everyday family life and entertaining guests. A useful utility room is located off the kitchen, providing additional storage and space for laundry appliances.

To the first floor are two bedrooms, both of which have been recently redecorated, along with a family bathroom. The principal bedroom is situated on the second floor and benefits from useful eaves storage.

Externally, the property enjoys a delightful rear garden, predominantly laid to lawn and complimented by a substantial outbuilding, ideal for storage, a workshop or hobby space. The garden also benefits from convenient side access. To the front of the property, there are two off-road parking spaces.

An internal viewing is highly recommended to fully appreciate the presentation, space and overall lifestyle offering of this excellent home.

Farningham

Farningham is a charming and historic Kentish village on the edge of Sevenoaks, offering a true village atmosphere whilst remaining conveniently located for excellent schools, local amenities and beautiful countryside walks.

For those who enjoy golf and outdoor leisure pursuits, the area is served by a number of highly regarded golf clubs within easy reach. The London Club is just a short drive away, alongside Darenth Valley Golf Course, Birchwood Park Golf & Country Club and Lullingstone Park Golf Course. Closer to Sevenoaks, both Wildernesse Golf Club and Knole Park Golf Club offer exceptional golfing facilities in picturesque surroundings.

There are also a number of popular health and leisure facilities nearby, including Brands Hatch Place Hotel & Spa, Rowhill Grange Hotel & Utopia Spa, David Lloyd Dartford and White Oak Leisure Centre in Swanley.

The area is well served by a range of highly regarded schools. Anthony Roper Primary School in nearby Eynsford offers primary education alongside pre-school facilities. Secondary options include the sought-after grammar schools in Wilmington and Dartford, together with a selection of academies and independent schools in Dartford, Sevenoaks and the surrounding areas.

Excellent transport links make Farningham an attractive choice for commuters. Nearby railway stations provide fast services into London, with journey times from around 30 minutes and direct access to London Victoria, Blackfriars, Charing Cross and London Bridge.

The village also benefits from convenient access to the M20, M25 and wider motorway network, providing excellent road connections to London, the coast and major airports.





Jack Charles
Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

