



Ibbett Mosely

34 Eynsford Rise, Eynsford, Dartford, DA4 0HR



## 34 Eynsford Rise, Eynsford, Dartford, DA4 0HR

**An impressive and substantial detached family home offering luxurious, flexible living in a highly sought-after village setting, just moments from Eynsford station. This beautifully proportioned property features generous reception spaces, an expansive kitchen/dining/family room, four bedrooms plus two versatile loft rooms, a large garden with elevated balcony with far reaching views, ample off-road parking and a sizeable garage, making it an exceptional home for modern family living and commuting convenience. NO FORWARD CHAIN...**

- Attractive Detached 4 bedroom property in sought after location
- Open Plan Kitchen Dining Room and Garden Room
- Sitting Room
- Study/Family Room
- 2 versatile loft rooms
- 0.1 miles to Eynsford station
- Stunning garden and far reaching views with feature first Floor balcony
- Large garage currently used as a games room
- In and out driveway with plenty of car parking spaces
- No through Road

### SUMMARY

A Substantial Luxury Detached Family Home in a Prime Village Location

Set within a quiet and highly regarded residential road, this impressive detached family residence offers exceptional space, versatility and an enviable lifestyle setting, just moments from Eynsford station and the heart of the village.

The property has been thoughtfully arranged to provide generous and flexible accommodation, perfectly suited to modern family living. Upon entering, a welcoming reception hallway sets the tone, leading to a beautifully proportioned living room filled with natural light and ideal for both everyday living and entertaining. A further reception room provides an excellent study, snug or family room, offering adaptability to suit changing needs.

The heart of the home is the expansive kitchen/dining/family space — a superb open-plan

area designed for both relaxed family life and hosting. With ample room for dining and seating, this space creates a natural hub of the home, seamlessly connecting indoor and outdoor living.

The first floor offers four well-appointed bedrooms, providing comfortable and private accommodation for the whole family with main bedroom has steps up leading to dressing room area. In addition, two loft rooms add further versatility and can be utilised as home offices, hobby rooms, guest space or additional storage, making this a home that can easily evolve with its owners.

One of the property's standout features is the elevated balcony, offering delightful views across the generous rear garden — an ideal spot for morning coffee or evening relaxation. The garden itself is of an excellent size, providing privacy, space for children to play, and scope for outdoor entertaining.

To the front, the property benefits from ample off-road parking, while a substantial garage — currently arranged as a games room — offers further flexibility and potential.

Perfectly positioned for commuters, Eynsford station is just a short walk away, providing excellent rail links, while the surrounding village offers a charming blend of countryside living with local amenities close at hand.

This is a rare opportunity to acquire a luxurious and versatile family home in one of the area's most desirable village locations.

### ROOM SIZES

Room sizes:

Hallway

Lounge: 22'1 x 10'4 (6.74m x 3.15m)

Study/Family Room: 12'5 x 10'8 (3.79m x 3.25m)

Kitchen/Diner: 29'10 x 14'7 (9.10m x 4.45m)

WC: 6'4 x 3'4 (1.93m x 1.02m)

Snug: 15'0 x 7'9 (4.58m x 2.36m)

Garage/Utility Room/Games Room: 18'5 x 14'10 (5.62m x 4.52m)

Landing

Bedroom 1: 15'1 x 11'7 (4.60m x 3.53m)

Dressing Room: 10'5 x 4'10 (3.18m x 1.47m)

Bedroom 2: 12'2 x 11'7 (3.71m x 3.53m)

Bedroom 3: 12'6 x 12'2 (3.81m x 3.71m)

Bedroom 4: 12'7 x 6'11 (3.84m x 2.11m)

Bathroom: 12'3 x 9'11 (3.74m x 3.02m)

Balcony

Landing

Loft Room 1: 10'8 to 12'7 x 8'7

Loft Room 2: 8'6 to 11'10 x 5'8 to 8'7

Off-Road Parking

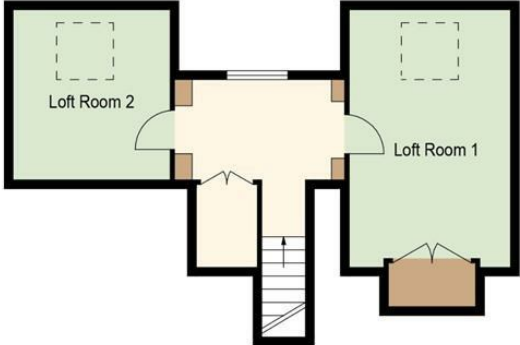
Rear Garden

### LOCATION

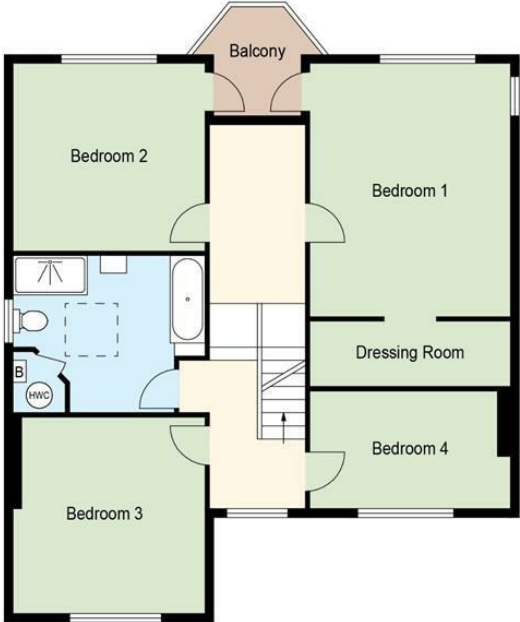
The property sits within easy walking distance of the village centre. Eynsford has a thriving village community, many period properties, castle ruins, local shops, churches, restaurants, village general store and butcher. Close by is the highly regarded Anthony Roper school. Sitting at the foot of the picturesque Darent Valley. Eynsford Station is close by offering services to London on the Victoria/Blackfriars line and there is a bus service to a number of grammar and academy schools. Many visitors are attracted to the ancient Ford and medieval bridge. There are a number of activities available to all age groups in the village and for those who enjoy outdoor pursuits many walks and a golf course close by. Almost 9 miles away is the popular Bluewater Complex offering a wide range of shopping facilities, sports/cinema and restaurants. There is easy access to the M25 and M20 motorways and Sevenoaks Town Centre is only a few miles away with a wide range of shops, restaurants, cinema/theatre complex and a mainline station with fast services to London on the Charing Cross/Cannon Street line taking about 30 minutes and further connection at Swanley one stop away.



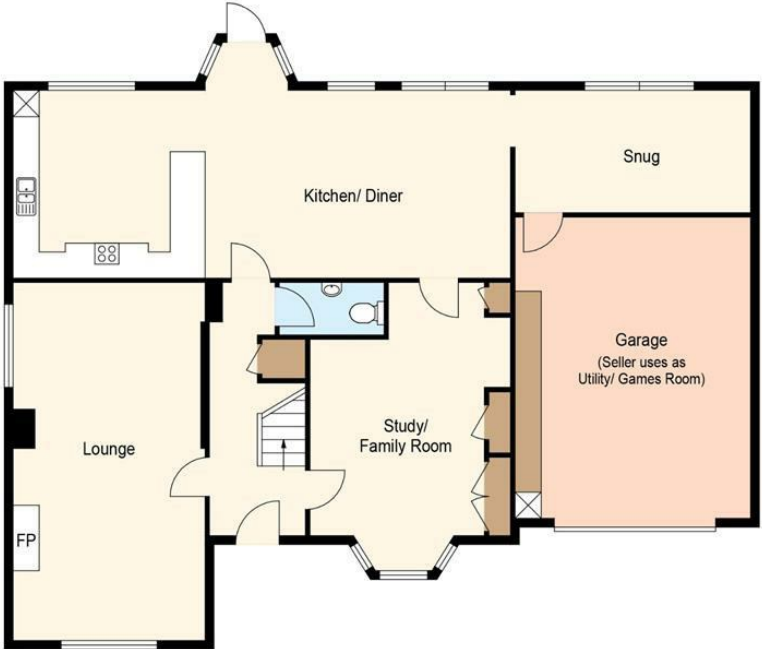
Split Level Second Floor



Split Level First Floor



Split Level Ground Floor



Sevenoaks 01732 452246

EPC Rating- D

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