



2 Birch Close

Eynsford, DA4 0EX Freehold



Offers In The Region Of
£800,000

A detached four bedroom two reception room family home tucked away in a cul-de-sac location within close proximity to the train station offering direct lines to major London stations.

Overview

- Detached family home
- Off road parking with garage
- Cul-de-sac location
- Four bedrooms
- Walking distance to the train station
- New kitchen installed in January 2025
- Rear garden recently landscaped
- Four piece bathroom suite
- Cloakroom
- Located in a highly sought-after village

Property description

A beautifully presented four bedroom detached house which internally consists of a good size entrance hall, dual aspect reception room featuring a fireplace with wood burning stove. The folding doors opening into the dining area have French doors directly onto the landscaped garden. The newly fitted kitchen offers modern navy units and butcher oak work tops. Off the kitchen is the w/c and access to the garage. The first floor of the property has a galley landing which leads to four good size bedrooms and a family bathroom. with walk-in shower and free standing roll top bath. There is parquet flooring to the hall, lounge and dining room.

Externally the property is located on a nice plot with a good size front garden with off street parking for several cars. The rear garden is of a nice size which has been made level and has been landscaped by the current owners.



Location

The property is positioned within a small cul-de-sac in the village of Eynsford and is a short walk from the train station. Eynsford is a picturesque village within the Darent Valley, which has a restaurants, a local tea room and the Plough Inn which overlooks Eynsford River. For further restaurants and amenities Bluewater shopping centre and Sevenoaks town centre are within a drive away. The village has the Anthony Roper Primary School, and good transport links with its own train station with links to London Blackfriars and the Kent Coast. For those that would prefer to drive the M20/M25 and direct roads to London via the A2 and A20.

Viewing arrangements

Viewings are strictly by appointment only via Kings.

Directions

From our Borough Green office: Follow A227 to London Road/A20, follow A20 to Eynsford Road/A225 in Farningham, follow A225 to Birch Close in Eynsford, the property will be on your left hand side. what3words location finder: [///charmingly.stews.liner](https://www.what3words.com/charmingly.stews.liner).

Property information

Mains gas, electric, water and drainage. Council: Sevenoaks District Council. Council Tax Band F. EPC rated C.



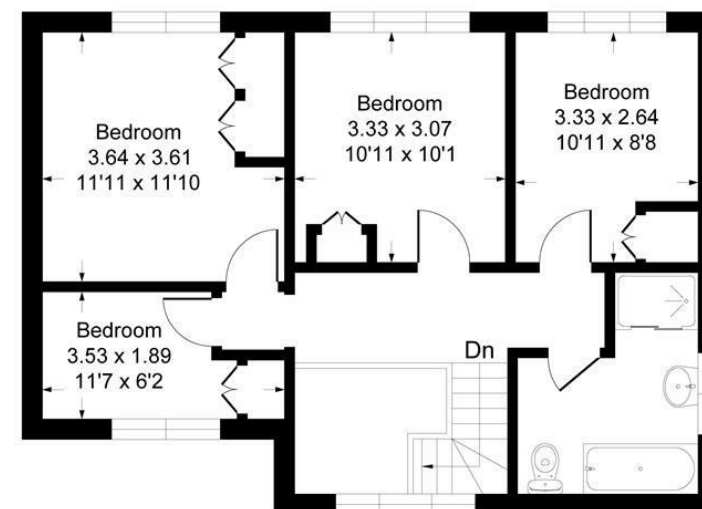
Birch Close, DA4

Approximate Gross Internal Area 118.5 sq m / 1277 sq ft

Garage = 13.2 sq m / 143 sq ft

Total = 131.8 sq m / 1419 sq ft

Garden
16.75 x 14.10
54'11" x 46'3"
(Approx)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix

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