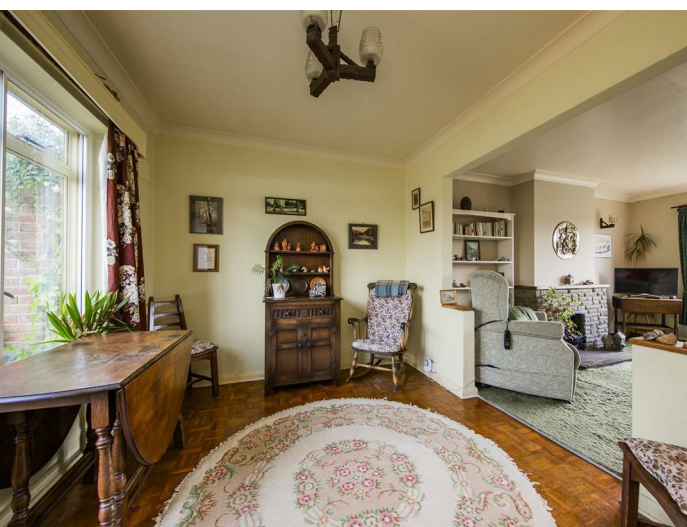




Ibbett Mosely

37 Eynsford Rise, Eynsford, Dartford,
DA4 0HS



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A 4 BEDROOM PROPERTY SITTING IN THE VERY HEART OF THIS POPULAR VILLAGE OFFERING IMMENSE SCOPE FOR EXTENDING SUBJECT TO PP - NO ONWARD CHAIN £725,000

- 4 Bedrooms
- Kitchen
- Mature Rear Garden
- Far reaching views to front and rear
- Sitting Room
- Family Bathroom
- Potting Shed
- Dining Room
- Separate WC
- Garage with Off Road Parking

A 4 BEDROOM FAMILY HOME SITTING IN THE HEART OF THE VILLAGE OFFERING IMMENSE SCOPE FOR UPDATING/EXTENDING SUBJECT TO PP - NO ONWARD CHAIN - £725,000

DESCRIPTION

As Sole Agents we are delighted to present this 4 Bedroom Property which has been a much loved family home for many years only now coming onto the market offering immense scope for updating, renovating and extending subject to PP. The accommodation is arranged over two floors with a Sitting Room, Dining Room and Kitchen on the Ground Floor. All 4 Bedrooms are arranged on the First Floor together with a Family Bathroom and Separate WC. In our opinion there is scope to transform one of the Bedrooms and Separate WC into a Master Bedroom with En Suite which would be just perfect for an elderly person, equally a teenager looking for their own space in the house. The extensive rear garden is mainly laid to lawn and surrounded by a variety of mature shrubs and trees. Currently there is a Workshop/Studio which could be used as a Home Office or Gym. We strongly

recommend viewing to fully appreciate all that this property has to offer.

OPEN HOUSE EVENT Saturday 13th June - Call Ibbett Mosely for full details

LOCATION

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 Darenth Valley. Eynsford Station offers services to London on the London Bridge/Charing Cross Line and onto London/Victoria. There is a bus service to a number of Secondary and Grammar schools and there are a number of activities available to all age groups in the village. For those who enjoy outdoor pursuits many walks and a golf course close by. Almost 7 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 London Bridge/Charing Cross line and into London/Victoria.

ENTRANCE

Double doors into and ENTRANCE PORCH.
Through multi paned door into:

ENTRANCE HALLWAY

Staircase leading to first floor. Night storage heater.
Parquet floor.

SITTING ROOM

Window to front. Fireplace with York stone surround and hearth. Television point. Coved ceiling. Opening into:

DINING ROOM

Door and window to rear. Parquet floor. Night storage heater. Leading into:

KITCHEN

Two windows to rear. Comprehensive range of Farmhouse style wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for cooker.
Tall larder cupboard. Night storage heater.

LANDING

Access to loft. Airing cupboard housing lagged hot water cylinder.

BEDROOM

Window to front with far reaching views. Built in wardrobes with mirrored doors.

BEDROOM

Dual aspect windows to front and side with views over open countryside. Comprehensive range of wardrobes to one wall.

BEDROOM

Window to front with views.

BEDROOM

Window to rear overlooking garden with far reaching views.

FAMILY SHOWER ROOM

Frosted window to rear. Fully tiled shower cubicle. Wash hand basin and WC.

SEPARATE WC

Small frosted window to rear. WC.

OUTSIDE

FRONT

Pathway leading to entrance with driveway leading to:

GARAGE

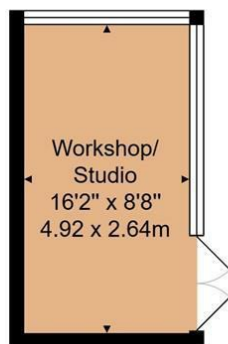
Up and over door. Light and power.

REAR

Paved patio area leading onto a lawn which is surrounded by a variety of mature shrubs and trees. A workshop/studio which could be transformed into a Home Office or Gym. In our opinion this garden offers a great outdoor space for young children to play, also, to enjoy outdoor entertaining on those warm Summer evenings.



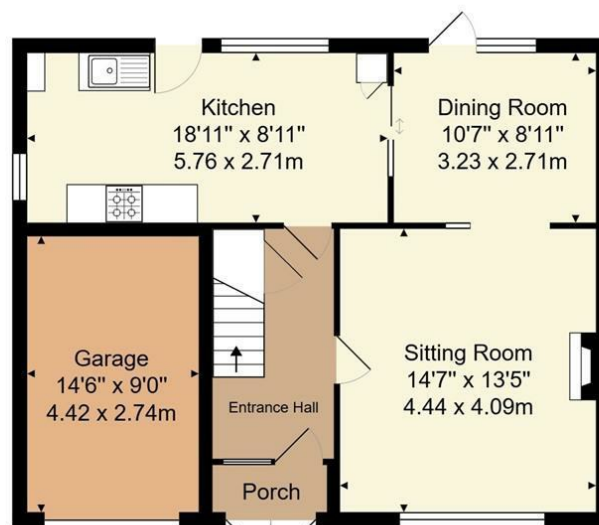
EPC Rating- F



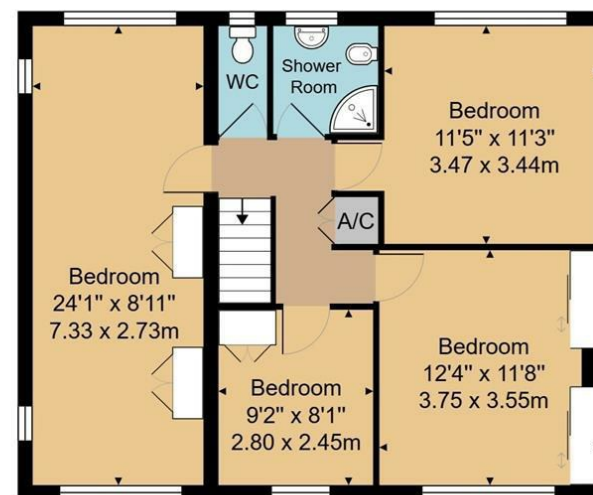
Outbuilding

House Approx. Gross Internal Area
(Incl. Garage)
1435 sq. ft / 133.3 sq. m

Outbuilding Approx. Internal Area
140 sq. ft / 13.0 sq. m



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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www.ibbettmosely.co.uk

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