



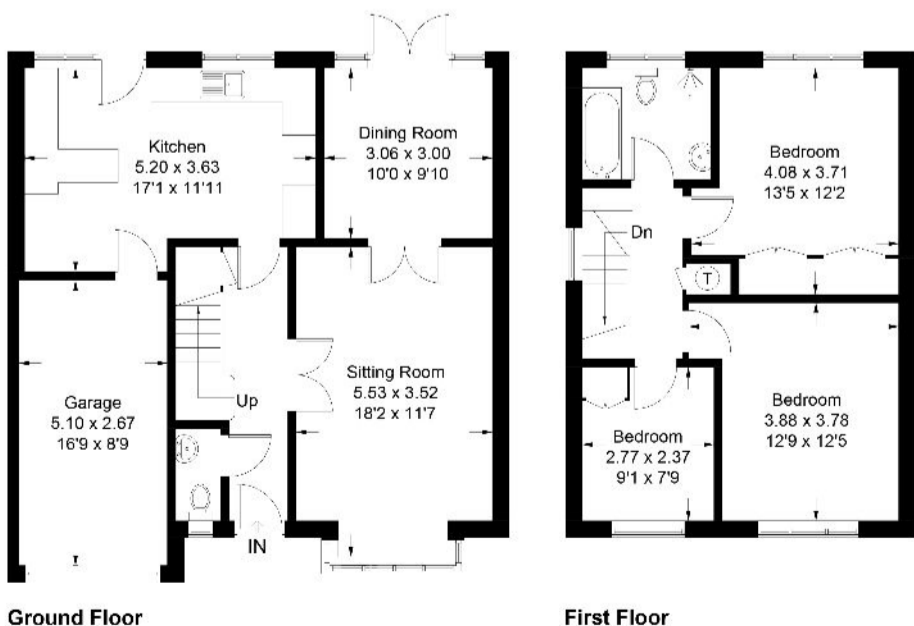
platformproperty



# 8 The Brownings, Edenbridge, Kent TN8 6JF



Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft (Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EJ 2008/10	2/6/19/152

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 decisions reliant upon them. (ID911043) www.bagshawandhardy.com © 2022



£550,000 Freehold



**\*\* NO ONWARD CHAIN \*\*** A three bedroom detached family home in a popular cul-de-sac location off Marlpit Hill, Edenbridge. This attractive property is being sold with no onward chain and is well presented throughout. The bright entrance hallway has access to a good sized sitting room with a box bay window to the front and double doors leading into a dining room with views over the rear garden. There is also a useful cloakroom from the hallway and a doorway into the open plan kitchen/breakfast room. The kitchen is modern in design and has a breakfast bar to the side making a useful additional eating area. There is also a door that leads into the rear of the garage which has power and lighting. On the first floor there are three bedrooms and a modern family bathroom including a separate shower unit with glass sliding screens. Externally and to the front there is a private driveway which provides off street parking and leads to the garage. To the rear there is a secluded garden with a patio area, artificial lawn and is surrounded by mature trees and planting. Call us NOW for more information, we are **\*\*Open 8am - 8pm 7 Days a Week\***

- THREE BEDROOMS
- DETACHED FAMILY HOME
- FAMILY BATHROOM & CLOAKROOM WC
- PRIVATE DRIVEWAY AND GARAGE
- SHORT WALK TO EDENBRIDGE STATION AND LOCAL SHOPS



## SITUATION

This property is situated off Marlpit Hill, Edenbridge a short stroll from the station. Edenbridge town centre is in close proximity and offers a good range of shops, amenities, and a large Waitrose supermarket. There is a good selection of local pubs and restaurants available locally too. Junction 6 of the M25 lies a 20-minute drive away, and Gatwick airport is only 25 minutes away by car. The town's other railway station; Edenbridge Town offers direct links to East Croydon & London Bridge. The property lies in the catchment area of the ever-popular Crockham Hill Primary School.

## ENTRANCE HALLWAY

The entrance hallway has carpeted flooring, a radiator, a door into the cloakroom, double doors into the sitting room, the kitchen and stairs leading to the first floor landing.

## CLOAKROOM

The cloakroom has a low level W/C, a wall mounted wash hand basin with mixer taps, a wall mounted heated towel rail, and a double glazed frosted window to the front.

## SITTING ROOM

A comfortable sitting room with carpeted flooring, a radiator, a box bay to the front with a double glazed window, picture rail, coving and double doors leading into the dining room.

## DINING ROOM

The dining room has carpeted flooring, double glazed French doors leading out into the rear garden, coving and a radiator.

## KITCHEN/BREAKFAST ROOM

An open plan kitchen/breakfast room that has a range of eye and base level units, rolled edge work top with space for a range cooker, space for a washing machine, integrated dishwasher, inset sink unit with mixer taps, a double glazed window to the rear, a radiator, laminate flooring, a breakfast bar with further storage units, space for an upright fridge freezer, a door into the garage and also a double glazed door leading into the rear garden.

## GARAGE

The integral garage has an up and over door, power and lighting and could possibly be converted to create further living accommodation.

## FIRST FLOOR LANDING

The landing has carpeted flooring, doors to all three bedrooms, the family bathroom and an airing cupboard. There is also a double glazed window allowing natural light in the stair well.

## BEDROOM ONE

The main bedroom has carpeted flooring, a radiator, a double glazed window to the rear and built in wardrobes.

## BEDROOM TWO

The second bedroom has carpeted flooring, a radiator, a double glazed window to the front and built in wardrobes.

## BEDROOM THREE

The third bedroom has laminate flooring, a radiator, an over stairs storage cupboard and a double glazed window to the front.

## FAMILY BATHROOM

The family bathroom has a white suite which has a curved bath with mixer taps, glass shower screen and wall mounted shower, a low level W/C, a shower unit with glass sliding doors and wall mounted shower, a wash hand basin and pedestal with mixer taps, a wall mounted heated towel rail and a double glazed frosted window to the rear.

## OUTSIDE

To the front there is a private driveway leading to the garage and a lawn with shrubs and trees. To the rear there is a secluded Easterly facing garden which has a patio area, a level lawn, external power and water points, side access to the front via the side gate and mature planting and trees.

## SERVICES

Mains services

Council Tax Band E

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Platform Property (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. Platform Property has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation, please ask us at Platform Property. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.





