



platformproperty  
estate agency evolved



## 4 The Brownings, Edenbridge, Kent TN8 6JF

A substantial detached family home offered with vacant possession with four genuine double bedrooms, two receptions, a family bathroom, a cloakroom, a private driveway, and an integral garage, located in a quiet close off Marlpit Hill, TN8. Call us NOW for more information, we are **\*\*Open 8 am - 8 pm 7 Days a Week\*\***



**£550,000 Freehold**

## PROPERTY DESCRIPTION

---

A substantial detached family home offered with vacant possession with four genuine double bedrooms, two receptions, a family bathroom, a cloakroom, a private driveway, and an integral garage, located in a quiet close off Marlpit Hill, TN8.

This a fantastic opportunity to purchase a great-sized home and available immediately. The front door opens into a bright hallway that leads to a cloakroom, the generous sitting room, and the kitchen. The sitting room is a great size and has parquet flooring with a box bay window and bi-folding doors leading into a dining room with built-in display units and access to the conservatory to the rear. The kitchen is also a great size and has ample space for a breakfast table and chair set. Upstairs is newly carpeted and leads to four great-sized double bedrooms that utilise the side extension providing fantastic space for all the family. There is also a modern white bathroom suite to complete the first-floor layout. Externally, and to the front there is a private driveway that leads to the integral garage which has power and lighting. The rear garden is larger than most as our sellers previously brought an extra parcel of land to extend the length to the rear. The garden is secluded and has a covered decking area with external power points and leads onto a lawn area with shrub borders, a fruit tree, and a garden shed. There is a side access path leading to a gate providing access back to the front drive. Call us NOW for more information, we are **\*\*Open 8 am - 8 pm 7 Days a Week\*\***

## FEATURES

---

- DETACHED HOUSE
- FOUR GENUINE DOUBLE BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- PRIVATE DRIVEWAY AND INTEGRAL GARAGE
- SHORT WALK TO EDENBRIDGE STATION
- VACANT POSSESSION



## ROOM DESCRIPTIONS

---

### SITUATION

This property is situated off Marlpit Hill, in a quiet close in Edenbridge, a short stroll from the station with its links to Redhill and the Tonbridge Grammar Schools. Edenbridge town center 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 nearby, with the larger town of Oxted a 10-minute drive away. 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 and Four Elms Primary Schools.

### ENTRANCE HALLWAY

The front door opens into the entrance hallway which has parquet flooring, a radiator, a door into the cloakroom, the kitchen, and a wide opening into the sitting room. There are stairs that lead to the first-floor landing.

### CLOAKROOM

A useful room that has a wall-mounted wash hand basin with hot and cold taps, a low-level W/C, and a frosted window to the front.

### SITTING ROOM

The main reception is a great size and has parquet flooring, a feature fireplace with gas fire (currently disconnected), two radiators, a box bay double-glazed window to the front, and wooden bi-folding doors into the dining room.

### DINING ROOM

The dining room has parquet flooring, built-in storage display units, and double-glazed sliding patio doors that lead into the conservatory.

### KITCHEN

A great sized kitchen which has a range of eye and base level Shaker style under lit units, rolled edge wood effect worktop with inset one and a half bowl sink unit with mixer taps, space for a dishwasher, cooker, and a washing machine, a floor mounted boiler, two radiators with ornate covers, two double glazed windows and a double glazed door that leads into the rear garden. There is also space for an upright fridge freezer with tiled flooring and a door into the rear of the garage, which is not currently in use.

### CONSERVATORY

The conservatory has wood effect flooring, double-glazed windows and doors leading out into the rear garden, and a polycarbonate roof.

### FIRST FLOOR LANDING

The newly carpeted landing provides access to the four genuine double rooms, the family bathroom, and the airing cupboard, and also has a loft access panel.

### BEDROOM ONE

A great-sized double room that has carpeted flooring, two double-glazed windows, and a radiator.

### BEDROOM TWO

The second bedroom is another great-sized double and has carpeted flooring, a radiator, two built-in wardrobes, and a double-glazed window to the front.

### BEDROOM THREE

Bedroom three is another double room and has carpeted flooring, a radiator, and a double-glazed window to the rear.

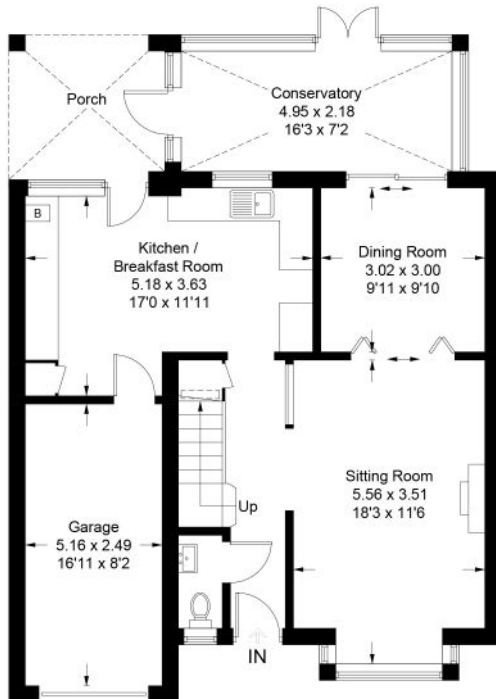
### BEDROOM FOUR

A surprisingly large fourth double bedroom extending over the side extension. Bedroom four has carpeted flooring, an over stairs wardrobe/storage

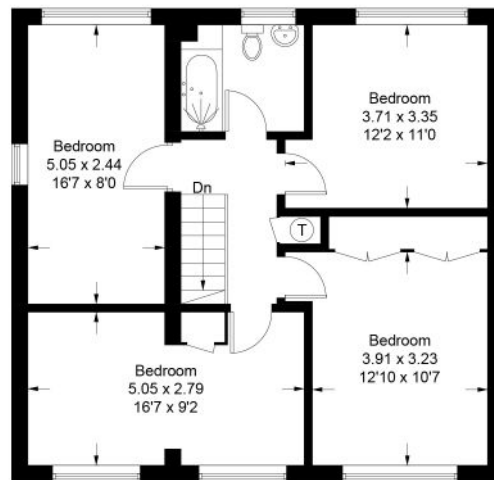


# FLOORPLAN

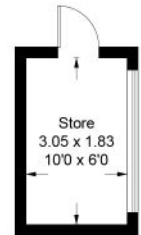
Approximate Gross Internal Area = 151.7 sq m / 1633 sq ft  
(Including Garage)  
Store = 5.6 sq m / 60 sq ft  
Total = 157.3 sq m / 1693 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1000657)

[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2023