



£620,000 to £640,000 Guide Price

Hill Close, Edenbridge, TN8

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mayhews



A four bedroom, detached, modern family home with private and secluded rear garden situated in an outstanding elevated position within a stylish development in the popular market town of Edenbridge.

Property description

Offered to the market with a price guide of £620,000 to £640,000. Mayhew Estates are delighted to offer for sale this well presented, modern detached property situated in popular Oakley Park. This executive family home, built approximately five years ago, is tucked away towards the rear of the development in a fabulous, elevated position overlooking the green. Oakley Park benefits from excellent outside spaces including play areas and residents' allotments. The town centre of Edenbridge is nearby offering an array of shops, amenities and mainline railway stations.

Having been lovingly maintained and improved by the current vendors this light and airy home has spacious accommodation arranged over two floors. The ground floor features a generous entrance hall with stairs rising to the first floor, door to the downstairs WC and doors to rooms. The lounge is at the rear of the property and has double doors leading out to the rear garden as well as a front aspect window. The kitchen/diner has a real heart of the home feel and enjoys plenty of light through three windows including a feature box bay window with views over the green. The kitchen comprises a stylish range of units at eye and base level, with built-in appliances and plenty of worktop space. There is ample room for a table and chairs and there is a door to the adjoining utility room which features space for appliances, inset sink drainer unit and cupboards.

On the first floor the master bedroom is ensuite with a stylish shower room and there are three further good size bedrooms. The well-appointed family bathroom offers a modern suite with tiled walls and floor.

Outside

The rear garden is a real feature of the property offering a good degree of privacy, there is a covered paved patio seating area with the remainder of the garden then being predominantly laid to lawn. There is a timber decked area behind the garage. At the front of the property there is driveway parking leading to a single garage with up and over door.

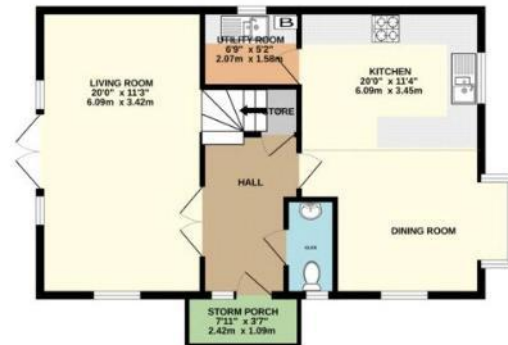
EPC = B

Key features

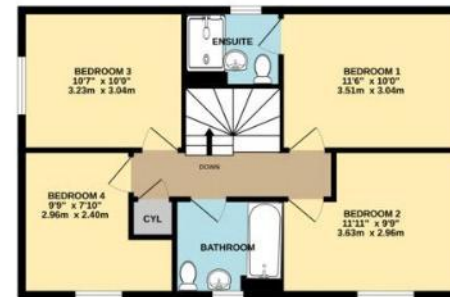
- Four-bedroom detached family home
- Elevated position with outlook over green space
- Tucked away toward the rear of Oakley Park
- Principal bedroom with ensuite shower room
- Kitchen/diner with feature box bay window
- Separate utility room
- Private rear garden with covered seating area
- Driveway parking and garage
- EPC rating B
- Early viewing recommended



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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