



£400,000 to £420,000 Guide Price

Tanners Mead, Edenbridge, TN8

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mayhews



An exceptionally well-presented, two bedroom, semi-detached home with refitted kitchen, shower room and downstairs cloakroom and fabulous conservatory/dining room situated in a conveniently located cul-de-sac.

#### Property description

Offered to the market with a price guide of £400,000 to £420,000. Mayhew Estates are delighted to offer for sale this semi-detached home situated in a residential cul-de-sac of similar age properties within popular Edenbridge. The property is well located for access into the nearby town centre with its range of local shops, supermarkets, schools and railway station. The property is offered for sale, in our opinion, in excellent condition decorative order and benefits from a stylishly refitted shower room and downstairs cloakroom as well as being well-presented throughout.

Accommodation comprises an entrance hall with tiled floor and useful storage cupboard and door leading to the kitchen. The kitchen is a light and airy space and features a modern range of units at eye and base level with a matching island unit, there is a walk-in larder cupboard, stairs rising to the first floor and practical Amtico flooring. It is open to the adjoining lounge which is a generous living space and has folding doors leading to the conservatory. The conservatory/dining room has views over the rear garden and gives access to a useful additional space which has previously been used as a study or family room but we are advised that this space was only partially converted from the original garage and that it should not be considered as accommodation. Adjoining this space there is a refitted downstairs cloakroom.

On the first floor the master bedroom is at the rear of the house and is a good size bedroom. There is a further double bedroom complemented by a sleek, refitted contemporary shower room.

#### Outside

The front and rear gardens are low maintenance, landscaped spaces. There is brick paved, driveway parking.

**EPC = C**

#### Key features

- Semi-detached
- Two bedrooms
- Refitted shower room
- Refitted cloakroom
- Open plan kitchen
- Walk-in larder cupboard
- Light and airy living space
- Conservatory/dining room
- Parking
- Cul-de-sac location



