



4 Wested Farm Cottages

PREMIER
MORTGAGE
LTD
FOR SALE

Wested Farm Cottages

Eynsford Road | Crockenhill | BR8 8EH



Wested Farm Cottages

OIEO £550,000

Freehold

Located betwixt Crockenhill and Eynsford is this impressive Semi-detached Cottage which has under its current ownership has been reimaged to offer a fantastic blend of modern and traditional, creating a classically styled and beautiful family home. Offering 3 great sized bedrooms, and luxurious 4 piece bathroom accessed by a gallery landing. On the ground floor there is a fantastic lounge with real open fire providing a warm relaxing space, and a versatile and inviting open plan kitchen/dining/family room which has its own multifuel stove, plus access to a ground floor cloakroom. Outside is a great garden studio with shower room, utility space and immaculate garden room set within a private enclosed garden with views of the local countryside. To the front is off street parking and more uninterrupted views of fields. Internal viewing essential to appreciate the views and the swift access to local amenities.



Accommodation

Entrance Porch Double glazed window to rear and door to side.

Kitchen/Dining Room 5.47m x 4.74m (17'11" x 15'7") Double glazed windows to both rear and side. Range of wall and base cabinets with countertop over with inset sink/drain. Integrated dishwasher and washing machine. Space for 'Range' style cooker and fridge/freezer. Solid multi-fuel burner. Radiators. Access to Lounge, cloakroom and stairs to first floor.

Lounge 4.74m x 3.66m (15'7" x 12') Double glazed window to front. Feature fireplace with open (working) grate inset. Storage cupboard. Radiator. Real Oak flooring.

Cloakroom 2.67m x 1.4m (8'9" x 4'7") Opaque double glazed window to side. Low level wc. Corner wash basin.

Landing Dual double glazed windows to side. Access to bedrooms, bathroom and boarded loft via loft ladder.

Bedroom One 4.72m x 3.30m (15'6" x 10'10") Double glazed window to Front. Radiator.

Bedroom Two 3.63m x 2.62m (11'11" x 8'7") Double glazed window to rear. Radiator.

Bedroom Three 2.45m x 1.98m (8' x 6'6") Double glazed window to rear. Radiator. Integrated wardrobe.

Bathroom Borrowed light window. Enclosed panelled bath. Cubicle shower with drench or standard options. Vanity wash basin. Low level wc.

Garden Studio Double glazed entrance door. Offering a utility area with countertop with space for washing machine and tumble dryer. Access to garden room and shower room.

Garden Room 4.29m x 2.94m (14'1" x 9'8") Double glazed French doors to garden and window to side.

Shower Room Enclosed cubicle shower. Wash basin. Low level wc.

Exterior

Rear Garden Measuring approximately 103' x 69' (31.5m x 21m) Offering a real grass lawn with a choice of decked or shingle areas and a vegetable growing area to the rear. Summer House. Garden shed. Greenhouse.

Driveway Providing off street parking.

Shared Drive Behind secure gates providing further off street parking.





Benefitting from:

- OIEO £550,000
- 3 to 4 Bedrooms (Utilising Studio)
- 2 Bathrooms (Utilising Studio)
- Ground Floor Cloakroom
- Modern Open Plan Kitchen/Dining Room
- Lounge with Views of Open Countryside
- Working Fireplace
- Versatile Garden
- Private Driveway and Shared Driveway
- Viewing Recommended
- Council Tax: E
- EPC Rating: Awaiting new Rating

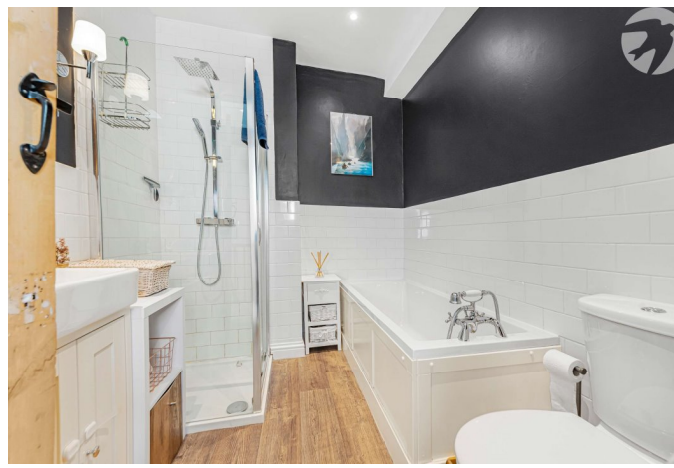
Additional Information

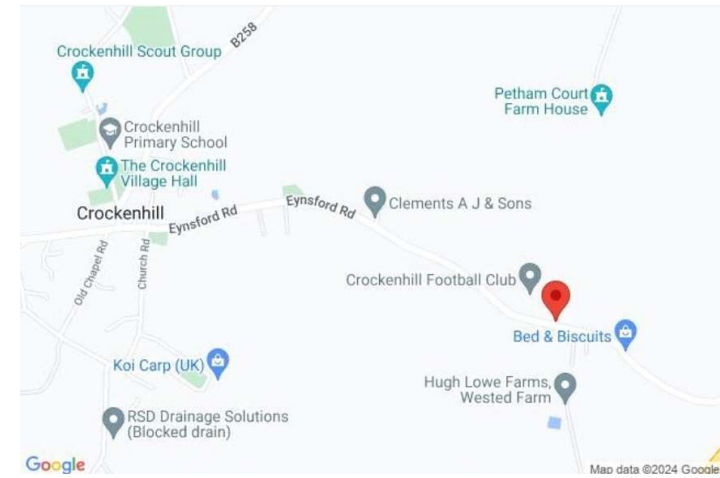
Drainage is by way of private septic system with maintenance shared between neighbours. This requires emptying once a year.

Wet central heating system is by way of electric heating boiler with hot water by immersion hot water cylinder.

EPC has been renewed. Awaiting new rating.

Swanley station with fast services to London Bridge, Charing Cross, Victoria and Blackfriars is just a 1.7 Mile walk or 2.6 Miles by car.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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SALES | MORTGAGES | LEGALS

ROBINSON-JACKSON

Wested Farm Cottages, BR8

Approximate Gross Internal Area = 90 sq m / 976 sq ft
Approximate Outbuilding Internal Area = 18 sq m / 195 sq ft
Approximate Total Internal Area = 108 sq m / 1171 sq ft

