



Pollyhaugh

Eynsford | DA4 0HE





# Pollyhaugh

Eynsford, DA4 0HE

Asking Price £700,000

Freehold

Located in sought after village of Eynsford, commanding an elevated position and offering impressive views of local countryside, is this well proportioned 4 bedroom, 2 bathroom family home.

Providing an impeccable finish as well as boasting space and light throughout.

Outside is an easy to maintain rear garden with spectacular garden office, garage and off street parking. This home is located ideally for access to Eynsford station which offers fast service to London as well as convenient access to most commuter roads. Internal viewing essential to appreciate all this sensational property has to offer.

## Benefitting from:

- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Garage
- Off Street Parking
- 0.5 Miles to Station
- Council Tax: E





## Accommodation

**Entrance Hall** Accessed via double glazed door, providing access to both reception rooms, kitchen/breakfast room, shower room and stairs to first floor. Under stairs and airing cupboards. Radiator.

**Sitting Room** 4.57m x 3.4m (15' x 11'2") Double glazed windows to both front and side. Radiator.

**Family/Dining Room** 6.4m x 3.3m (21' x 10'10") Double glazed window to front. complimented with double glazed French doors to garden. Fireplace with multi fuel stove within. Radiators.

**Kitchen/Breakfast Room** 4.52m x 2.9m (14'10" x 9'6") Double glazed window and door to rear. Access to utility room. Range of matching wall and base cabinets with countertop over housing inset sink/drainage and gas hob. Integrated, microwave, double oven, fridge/freezer and dishwasher. Radiator.

**Utility Room** 1.93m x 1.35m (6'4" x 4'5") Double glazed window to rear. Countertop. Wall cabinets. Radiator. Space for washing machine and tumble-dryer. Space for water softener.

**Shower Room** 3.05m x 0.74m (10' x 2'5") Opaque double glazed window to side. Enclosed cubicle shower. Wash basin. Low level wc. Heated towel rail.

**First Floor Landing** Providing access to bedrooms, bathroom and loft. Storage cupboards (currently used as wardrobes).

**Bedroom One** 4m x 3.38m (13'1" x 11'1") Dual aspect with double glazed windows to both front and rear. Radiator.

**Bedroom Two** 3.84m x 2.9m (12'7" x 9'6") Double glazed window to rear. Radiator. Eaves cupboard. Space for a full complement of free standing or fitted wardrobes.

**Bedroom Three** 3.43m x 2.5m (11'3" x 8'2") Double glazed window to front. Fitted wardrobes. Radiator. Eaves cupboards.

**Bedroom Four** 2.84m x 2.26m (9'4" x 7'5") max Double glazed window to front. Radiator.

**Bathroom** 2.18m x 1.7m (7'2" x 5'7") Opaque double glazed window to rear. Enclosed panelled bath. Vanity wash basin. Hidden cistern wc. Heated towel rails. Electric toothbrush point.





## Exterior

**Rear Garden** Offering a composite decked area with raised real grass lawn beyond. Pathway with steps leading to secure rear access and garage as well as amazing garden office. Raised terrace with pond. Secure side pedestrian access.

**Garden Office** 14'9 x 9'7 (4.5m x 2.92m) Double glazed windows and doors to front. Fully insulated with under floor heating. Access to private wc.

**Garage** Up and over door. Power and light. (Wider than average).

**Parking Area** Providing off street parking for several vehicles.

There is an armoured cable to facilitate the installation of an electrical vehicle charging point.

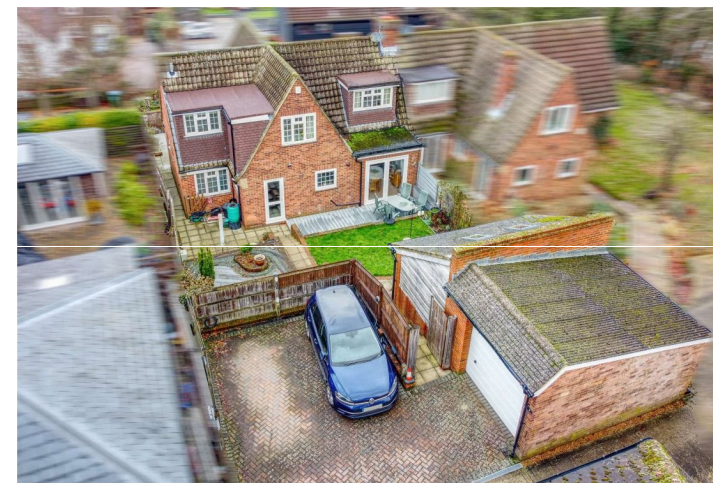
**Front Garden** Terraced real grass lawn with paved pathway providing access.

Council Tax - E

EPC Rating - To be confirmed







## 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.

Michelle Dean - Branch Partner

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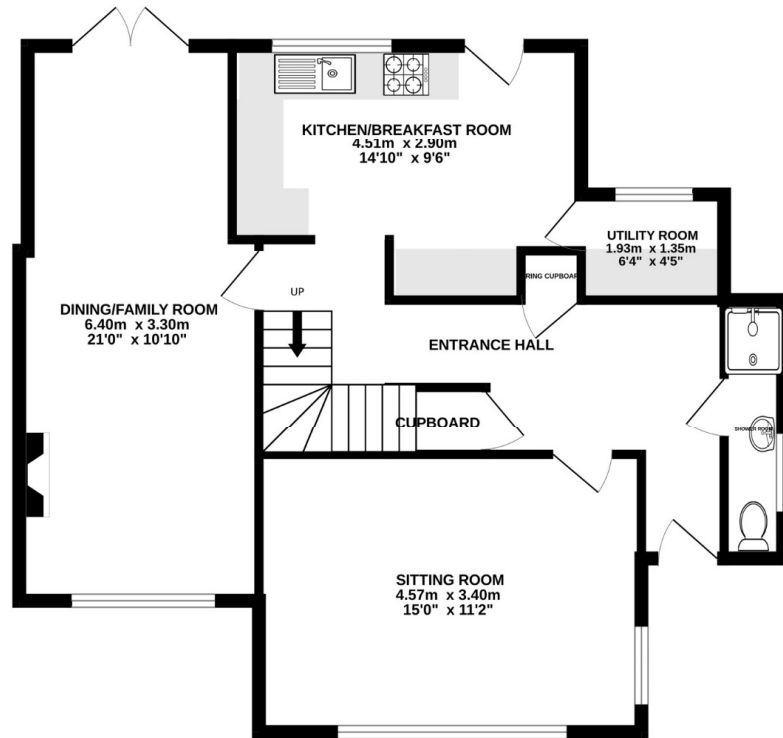
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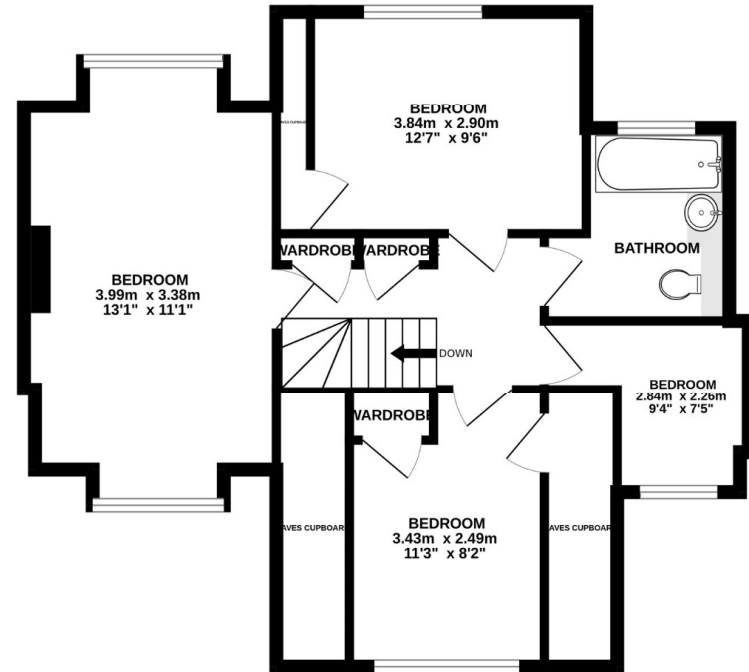
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**ROBINSON-JACKSON**

**GROUND FLOOR**  
71.8 sq.m. (773 sq.ft.) approx.



**1ST FLOOR**  
60.9 sq.m. (655 sq.ft.) approx.



**TOTAL FLOOR AREA : 132.7 sq.m. (1428 sq.ft.) 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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