



**ROBINSON
JACKSON**
LOCAL OFFICE
01322 666444
FOR SALE

Pollyhaugh

Eynsford | DA4 0HE



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Eynsford, DA4 0HE

Asking Price £649,995

Freehold

Located within a 1/2 mile walk to Eynsford station is this rarely available 4 bedroom detached family home. Having been owned from new, the property has been maintained continuously. Accommodation comprises to the ground floor, lounge, dining room, kitchen, cloakroom and 2 bedrooms, whilst upstairs there is a wonderful gallery landing providing access to the master bedroom, bedroom 2, and shower room. This fabulous home offers more than most with scope to create your own Grand Design. Internal Viewing Highly Recommended.

Benefitting from:

- 4 Bedrooms
- 2 Reception Rooms
- Ground Floor Cloakroom
- First Floor Shower Room
- Garage & Private Driveway
- Walking Distance to Train Station
- Chain Free
- Council Tax: F
- EPC Rating: D



Accommodation

Porch Double glazed door to front and windows to sides.

Entrance Hall 4.3m x 2.06m (14'1" x 6'9") Access to bedroom, lounge, dining room, cloakroom and stairs to first floor. Radiator.

Cloakroom 2.2m x 0.84m (7'3" x 2'9") Opaque double glazed window to side. Low level wc. Vanity wash basin.

Lounge 6m x 3.6m (19'8" x 11'10") Double glazed window to both front and side. Radiator. Access to bedroom.

Bedroom Three 3.64m x 3.3m (11'11" x 10'10") Double glazed windows to both rear and side. Radiator. Integrated wardrobes.

Dining Room 4.45m x 3.02m (14'7" x 9'11") Double glazed window to side. Radiator. Access to kitchen.

Kitchen 2.87m x 2.58m (9'5" x 8'6") Double glazed windows to both sides and door to side/conservatory. Range of matching wall and base cabinets with countertop over with inset sink/drain.

Conservatory 4.18m x 2.55m (13'9" x 8'4") Double glazed windows and door to rear.

Bedroom Four/Study 3.12m x 2.3m (10'3" x 7'7") Double glazed window to front. Radiator.

First Floor Landing 3.84m x 2.06m (12'7" x 6'9") Double glazed window to front. Access to bedrooms and bathroom. Storage cupboards.

Bedroom One 4.05m x 3.68m (13'3" x 12'1") Double glazed window to side. Radiator. Fitted wardrobes. 2 x large eaves storage areas.

Bedroom Two 4.04m x 2.3m (13'3" x 7'7") Double glazed window to side. Radiator. Storage space.

Shower Room 2.6m x 2.06m (8'6" x 6'9") Opaque double glazed window to rear. Enclosed cubicle shower. Wash basin. low level wc. Radiator. Heated towel rail.





Exterior

Rear Garden Offering a real grass lawn surrounded by mature planted borders. Pedestrian access to drive and garage.

Garage Up and over door with power and light.

Drive providing access for several vehicles.

Front Garden Laid to lawn.

Council Tax - F

EPC Rating - D





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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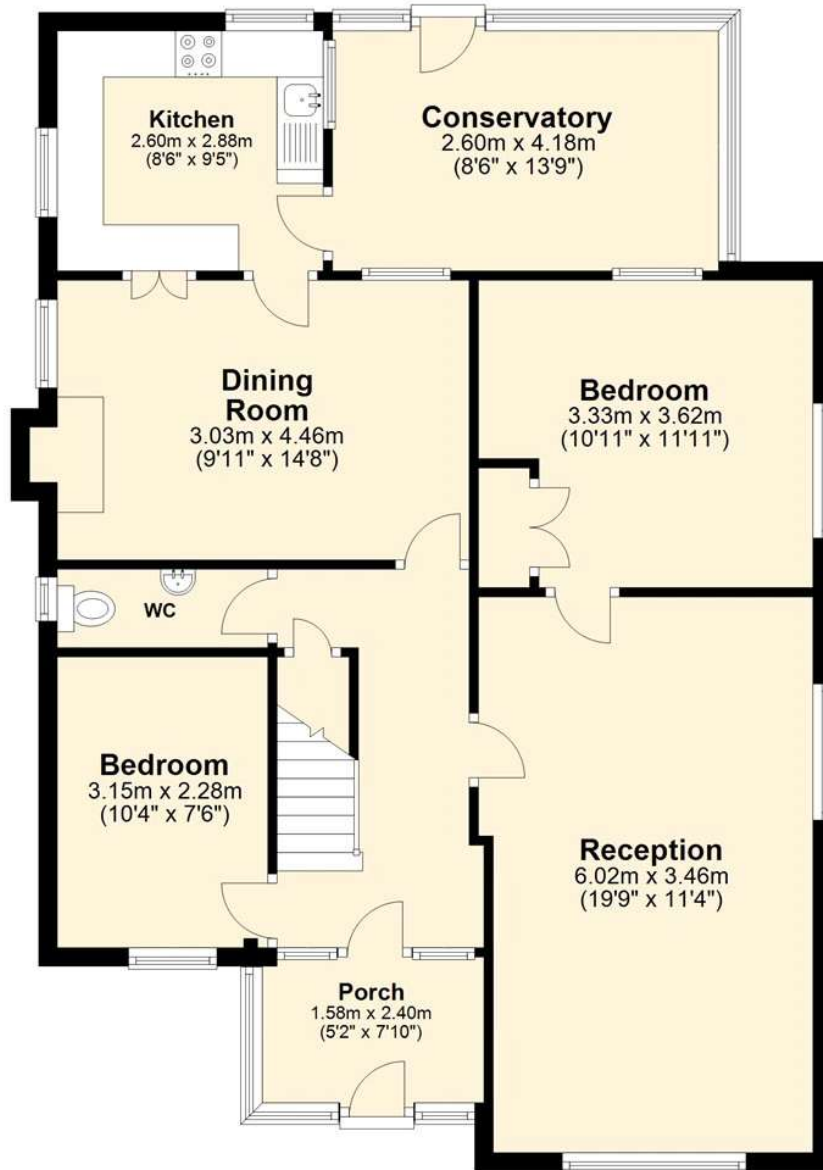
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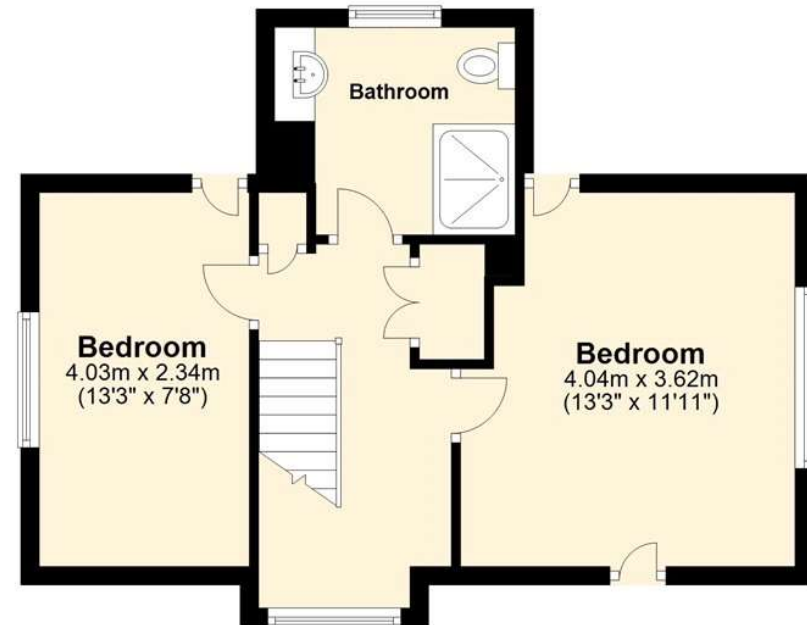
Ground Floor

Approx. 90.3 sq. metres (971.9 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Total area: approx. 128.7 sq. metres (1385.1 sq. feet)

