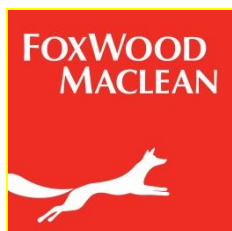




EDEN MEWS



HIGH STREET, EDENBRIDGE, KENT, TN8 5AB



Eden Mews

High Street
Edenbridge
Kent
TN8 5AB

M25 Godstone (J6) 10 Miles
London 30 Miles
Gatwick 18 Miles
Tunbridge Wells 13 Miles
Tonbridge 13 Miles
Sevenoaks 12 Miles
East Grinstead 10 Miles
Oxted 8 Miles

A contemporary mews development comprising three, 2 bedroom houses in a central location, walking distance to the mainline station.

- Living Room/Dining
- Kitchen/Breakfast Room
- Cloakroom
- 2 Double Bedrooms, Master Bedroom with En-Suite
- Family Bathroom
- Decked Terraced Area
- Single Bay Allocated Car parking Space
- 10 Year Build Warranty

Price guide from:

£350,000 Freehold

Viewing by appointment only

01732 862184

Dated 28/02/17



Situation

Edenbridge town is located in the Kent countryside and developed from a river crossing in the Roman times, which subsequently evolved into a market town where it became a vital part of the Weald iron industry. The town is surrounded by greenbelt countryside and is famous for its historic and attractive buildings that line the High Street.

The town boasts two railway stations and a journey time to and from London Bridge of around 40-45 minutes. Nearby is Hever Castle, many National Trust attractions, numerous delightful pubs, and good local facilities in the town, including a range of small independent shops, a Waitrose supermarket and quality eateries. For more extensive shopping, it is but a short drive to Tunbridge Wells, or to Bluewater Shopping Centre. Several prestigious golf clubs and a selection of fine schools add to the attraction of this location.

Description

The properties are timber framed on brick plinths under a slate tiled roof and offer spacious accommodation over two floors comprising living/dining room, fully kitchen/breakfast room, hallway, cloakroom, and two double bedrooms, a bathroom and en-suite.. The superb location is in the centre of the town set just off the High Street. The properties will have a 10 year Building Warranty (CRL).

The front door enters into a spacious hallway with door to kitchen, door to cloakroom and a third door which takes you into the living room/dining area.

The contemporary white high gloss style kitchen is fully fitted and comes with integrated oven, hob and extractor hood, fridge/freezer, dishwasher and washing machine under a wood effect worktop. The cloakroom is larger than average with enough space to host a fitted cupboard for coats and shoes.

The spacious living/dining room is situated to the front of the property with floor to ceiling windows and patio door to a private decked terraced area which is south facing.

From the living area, an impressive stairwell takes you up to the first floor where there are two double bedrooms with fitted wardrobes and a family bathroom. The master bedroom benefits from having a large en-suite with shower.

Outside

To the outside, the property enjoys a south facing decked terraced area; the perfect spot for outside dining and entertaining.

Each of the properties has an allocated car parking space and bin store.

General Information

Services: All main services

Local Authority: Sevenoaks District Council
(01732 227000)

EPC Rating: TBC

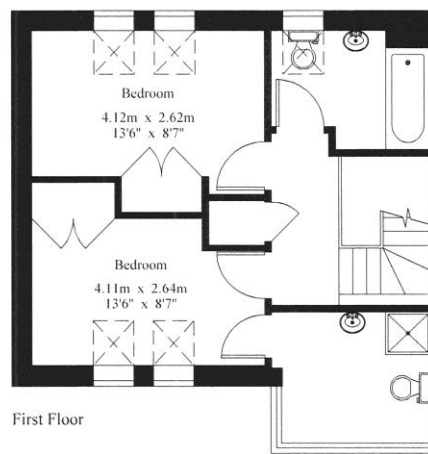
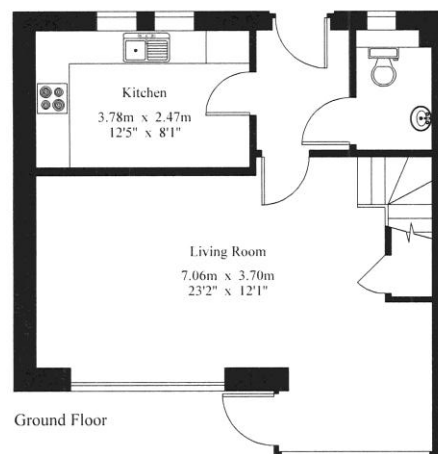
Council Tax: Band D

Directions

From our offices in Edenbridge cross the road and take the first turning on the left and the properties can be seen directly on the left hand side as denoted by our For Sale Board.

11a High Street, Edenbridge

Gross Internal Area : 93.8 sq.m (1010 sq.ft.)



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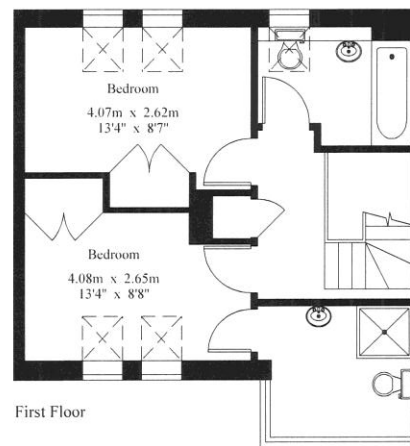
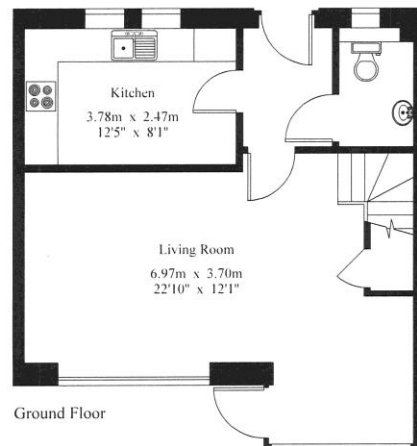
FoxWood Maclean and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that:

- (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of or agent of or consultant to Messrs FoxWood Maclean has any authority to make or give any representation or warranty whatsoever to this property
- (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ
- (iv) It must not be assumed that the property has all the required planning or building consents.

A list of Directors of FoxWood Maclean is available for inspection at their office.

11b High Street, Edenbridge

Gross Internal Area : 92.8 sq.m (999 sq.ft.)



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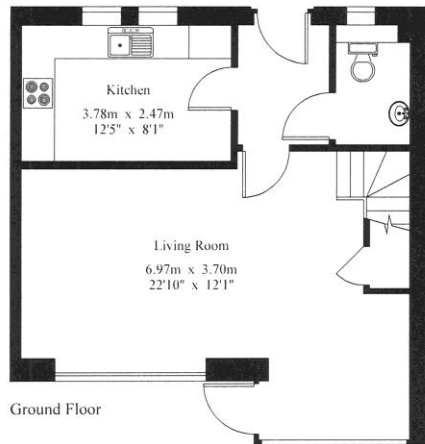
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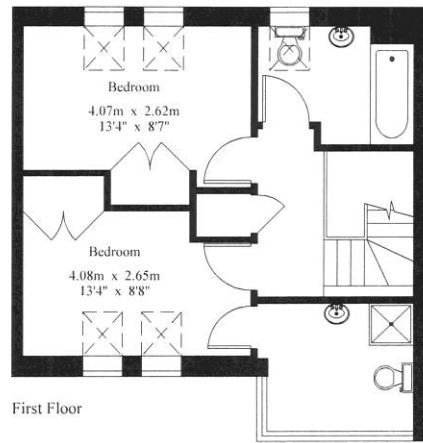
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11c High Street, Edenbridge

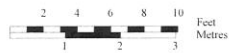
Gross Internal Area : 93.8 sq.m (1010 sq.ft.)



Ground Floor



First Floor



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