



Edenbridge, Kent

Robert
Leech . 



Coming with a substantial westerly facing garden, and tucked away on a quiet road just off Swan Lane, is this detached bungalow with 3 double bedrooms, conservatory and large kitchen area. A large in and out driveway with separate garage and parking for multiple vehicles, and land to the side offers plenty of opportunity to extend (subject to normal planning consent). The generous plot extends to circa a third of an acre!



Internally, there is a lovely flow to it with the 3 double bedrooms on the left hand side of the property. All are of a similar size with windows facing to the south. The main reception area is ideally located at the rear of the property and has a dual aspects with doors leading out to a patio area, perfect for taking in the afternoon sun. Just off the main reception room is a handy storage room which leads to a separate WC, and next to this is the main bathroom.

The kitchen is connected by a very useful utility room and leads very nicely on to the conservatory, which could be ideally set up as a dining room, or somewhere to relax overlooking the garden. The kitchen itself has a good range of units and work surface and handy to keep all the main appliances separately in the utility.

The property benefits from underfloor heating covering the majority of the home. Even better are the solar panels which have been installed and currently being taken advantage of by the current owner. Additional points to note are the external speaker system and electric awning, all in place to enjoy the outside space as much as possible.

EPC rating C

To get a real feel for this lovely home, please call Robert Leech on 01342 837783 or email Lingfield@robertleech.com



At a glance

- 3 Double Bedrooms
- Detached Bungalow
- Set in a third of an acre
- Conservatory
- Utility Room
- Underfloor Heating To Some Rooms
- Electric Awning
- Quiet Location
- Under A Mile To Edenbridge Station
- Carriage Driveway

Location

The small market town of Edenbridge offers excellent local shopping facilities including Waitrose. There is also a health centre and leisure pool complex. Edenbridge benefits from two mainline train stations with good links to central London. The M25 is a short drive (at Junction 6). For international travel, Gatwick airport is about 25 minutes away.

Intrigued?

01342 837783

lingfield@robertleech.com

29 High Street Lingfield
Surrey RH7 6AA

robertleech.com

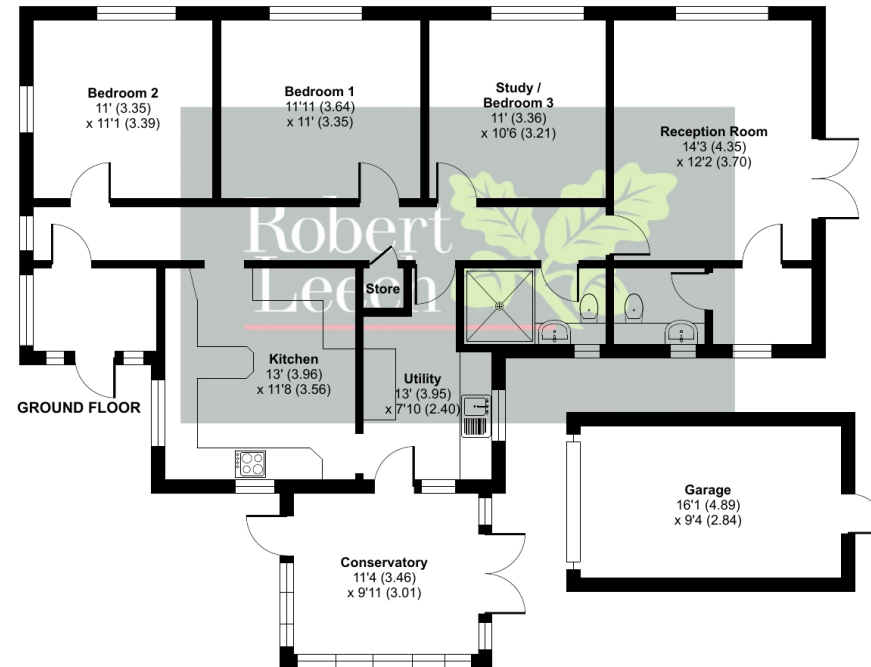
Crown Road, Edenbridge, TN8

Approximate Area = 1243 sq ft / 115.5 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1392 sq ft / 129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Robert Leech Estate Agents Ltd. REF: 1180568

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Robert Leech 

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