



32, Varnes Street, Eccles, ME20 7HH  
Offers In Excess Of £260,000



## About this property.....

Fantastic CHAIN FREE, 2 bedroom cottage.

Having been fully REFURBISHED in 2024 this property boasts a cosy living room and separate dining room, ideal for families and entertaining guests. Leading off of the dining room is a well designed kitchen with INTEGRATED APPLIANCES. There is also a modern shower room on the ground floor. Upstairs there are two DOUBLE BEDROOMS, each with fitted wardrobes so storage will not be a problem.

The rear garden is a good sized, low maintenance and south-easterly facing.

Nestled in the village of Eccles, this cottage offers a peaceful setting while being within easy reach of the M20, and M2, providing excellent transport links.

We expect this property to be very popular so so don't delay in calling us to arrange your viewing.

## Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull.

Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. If you have young children and prefer a village school, St. Marks primary school is a mere stone's throw away, boasting a Good rating in the latest Ofsted inspection and serving around 130 pupils. Local amenities include a village shop with postal services.

For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 20-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.









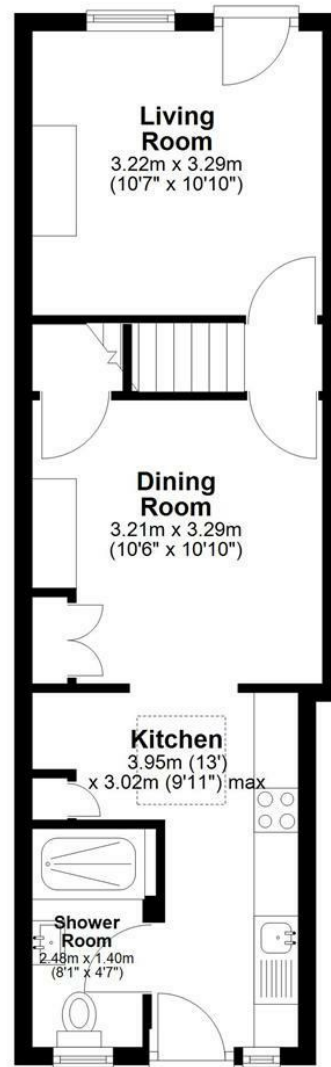


## What the owner says.....

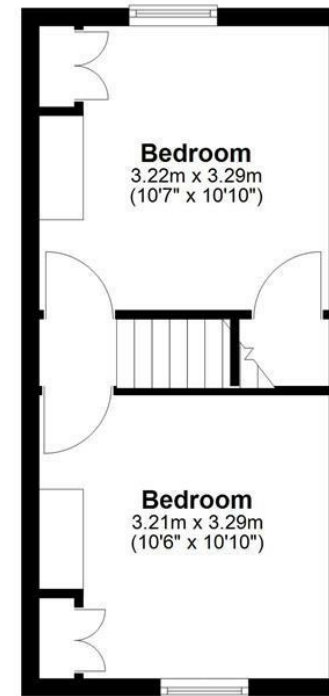
This is a charming Victorian terraced house which has been in our family for over 80 years, and the time has now come to sell it.

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**Ground Floor**



**First Floor**



Total area: approx. 61.4 sq. metres (661.4 sq. feet)

**Agents Notes**

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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