

# Bluebell

ESTATES



19, Hayman Walk, Eccles, ME20 7TA  
£315,000

## About this property.....

This two-bedroom semi-detached home delivers the kind of warmth and modern flow that instantly feels inviting. The open plan living, dining and kitchen space is the star of the show, with French doors that draw in the light and open straight onto a private, enclosed rear garden, perfect for relaxed evenings or weekend entertaining.

A handy entrance porch with a built-in storage cupboard keeps the everyday clutter out of sight, while upstairs offers two bedrooms and a neatly designed bathroom.

Set back from the road with a green, grassed frontage, the property enjoys a peaceful outlook, and with parking for two vehicles at the rear, it blends convenience with calm. Ideal for first-time buyers or anyone looking to downsize without compromise. A brilliant opportunity in a lovely, quiet spot.

## 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 quaint 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 120 pupils (as at 2022). Local amenities include a village shop with postal services and a doctors' surgery complete with a dispensing chemist. 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 22-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.









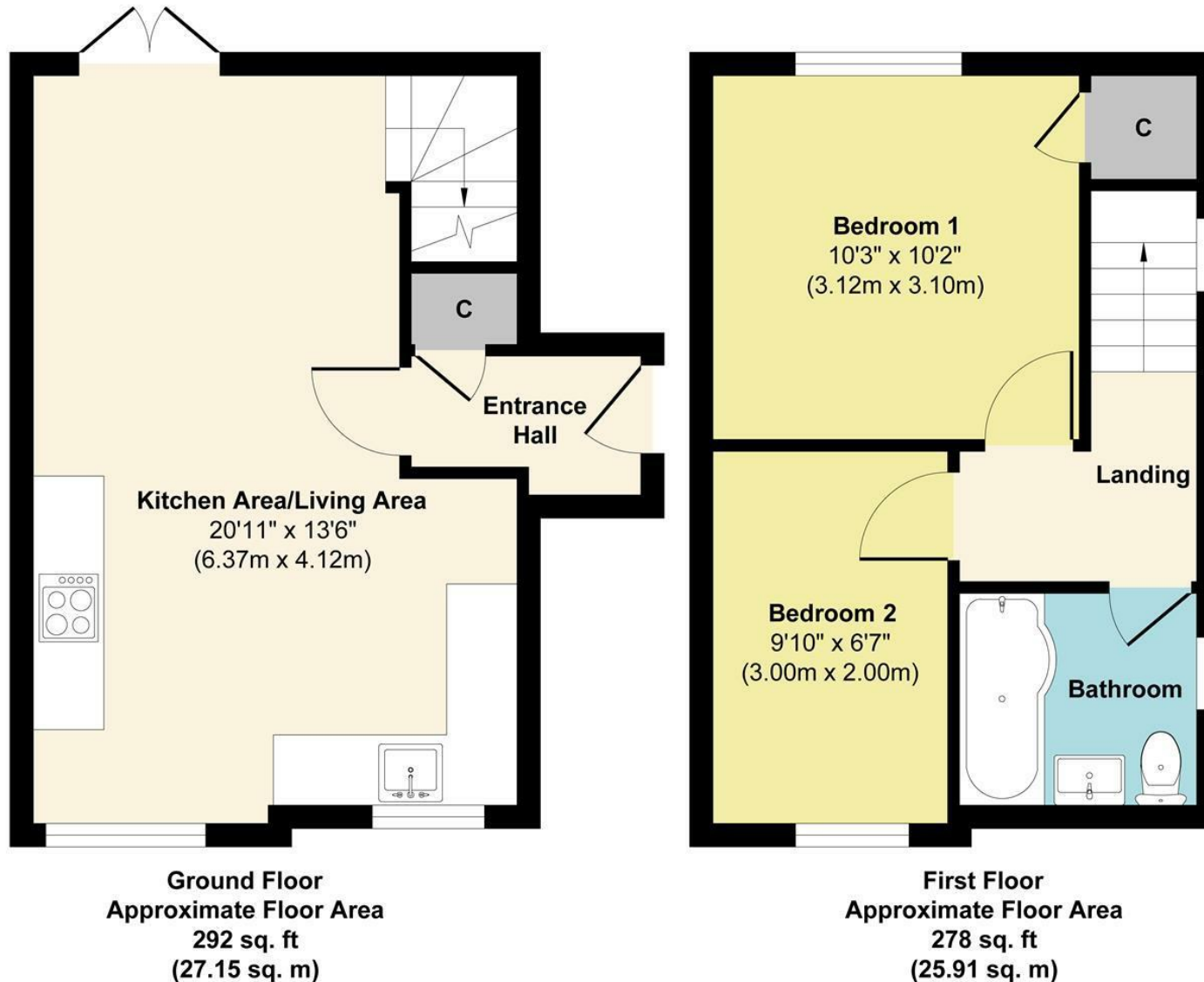
## What the owner says.....

We have loved our time in this house, it's been full of so many lovely memories, and has been a perfect first time home for us, also bringing our little boy up here for 2 years has been lovely with the space out the front being so ideal to run around, he even took his first steps here too!

Now we take talks around the village up to see the horses, and he loves the park at the end of the road. It's been perfect for us. We will be sad to see this home go for sure



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**Approx. Gross Internal Floor Area 570 sq. ft / 53.06 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.



