

# Bluebell

ESTATES



372, Bull Lane, Eccles, ME20 7HE  
GUIDE PRICE £450,000 - £475,000

## About this property.....

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Nestled on the outskirts of Eccles, this attractive four-bedroom semi-detached home presents a wonderful opportunity for those looking to create their dream residence. While the property requires some updating, it boasts significant potential for extension, allowing you to tailor it to your personal taste and needs.

Upon entering, you are greeted by two traditional reception rooms that offer a warm and inviting atmosphere, perfect for family gatherings or entertaining guests. The kitchen sits at the back of the property and a spacious conservatory offers the perfect place to relax and enjoy the views of the garden. The convenience of a downstairs toilet adds to the practicality of the layout. Upstairs, you will find four well-proportioned bedrooms, complemented by a family bathroom.

The generous rear garden is a true highlight, featuring well-established greenery that offers a peaceful retreat from the hustle and bustle of daily life. Additionally, the property includes two brick-built outbuildings, which can serve various purposes, from storage to a workshop. The double garage provides secure parking for your prized vehicles, with the drive and car port offering parking for 3 more vehicles.

This chain-free property is not only a blank canvas waiting for your personal touch but also offers huge potential for future enhancement. Whether you are a first-time buyer or looking to invest, this home is a fantastic opportunity to secure a property in a desirable location. Don't miss out on the chance to make this house your own.

## 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.



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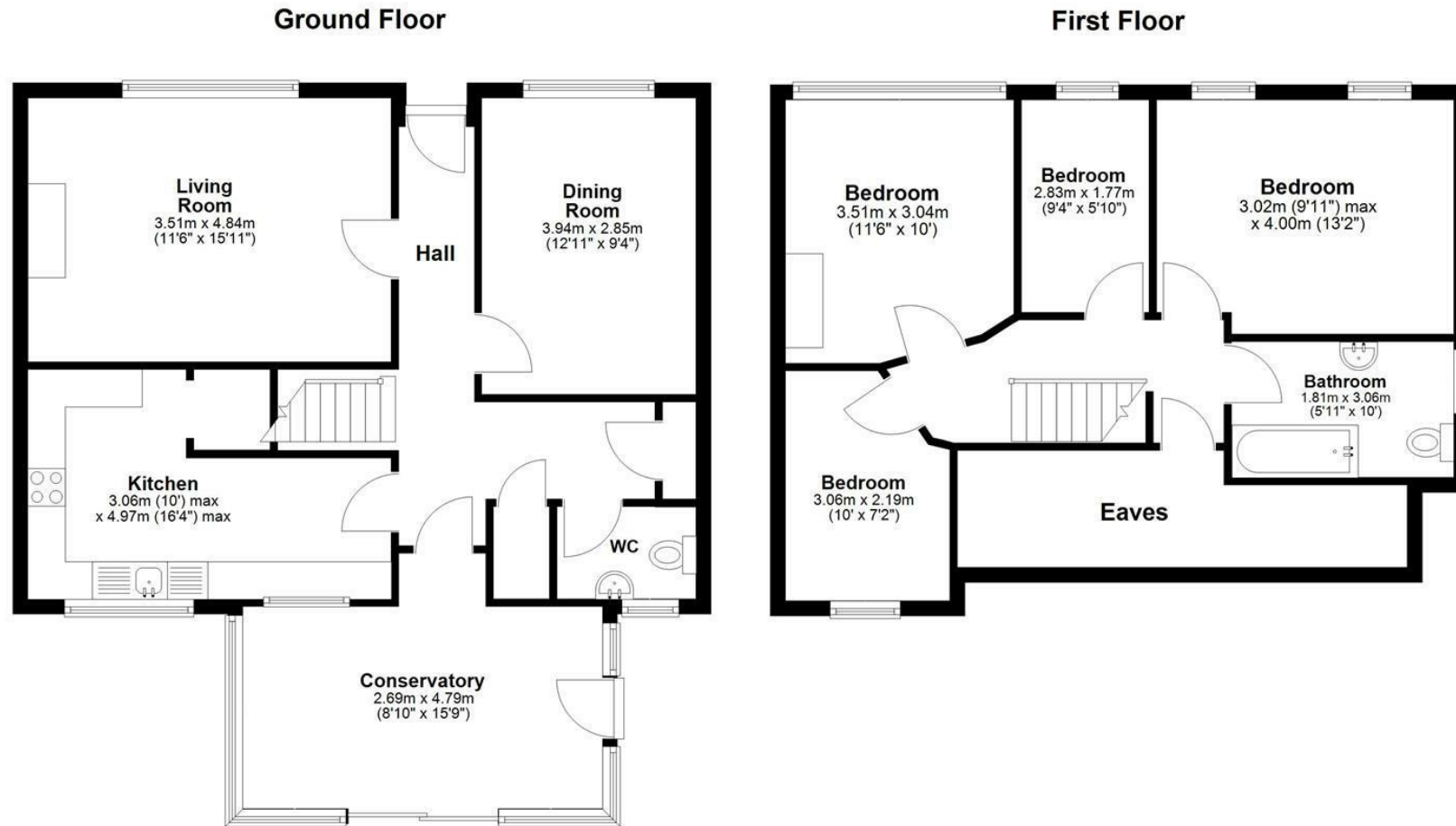
## What the owner says.....

372 Bull Lane has been a very much loved home for many many years and holds some very dear memories and I really hope the new owners see its beauty and huge potential to make it a happy and loving home for them like it has been for our family for 50+ years.





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Total area: approx. 119.0 sq. metres (1281.2 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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