



Ibbett
Mosely
FOR SALE
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41 St. Martins Drive, Eynsford, Dartford,
DA4 0EY



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A SUPERB 4 BEDROOM FAMILY HOME SITTING IN A MUCH FAVOURED LOCATION IN THE POPULAR VILLAGE OF EYNSFORD - Guide Price £775,000

- 4 Double Bedrooms
- Study
- Rear Garden with attractive patios on two levels
- Walking distance to Eynsford Station
- Sitting Room
- Downstairs Shower Room
- Office/Gym
- Open Plan Kitchen/Dining Room
- Family Bathroom
- Off Road Parking

AN EXCEPTIONAL FAMILY HOME SITTING IN A MUCH SOUGHT AFTER LOCATION IN WALKING DISTANCE TO THE STATION - Guide Price £775,000

DESCRIPTION

This attractive family home sits in one of the most favoured locations in the village being in walking distance to Eynsford Station. The property has been well maintained and well presented offering flexible family accommodation.

The accommodation is arranged over two floors with a comfortable Sitting Room on the Ground Floor together with a Study and light and airy Open Plan Kitchen/Dining Room overlooking the rear garden. There is also Shower Room which is so useful for young children All 4 Double Bedrooms and Family Bathroom are arranged on the First Floor. The garden is a true feature of this property with extensive decking and patio and ideal for young children providing a safe area to play. The elevated patio areas provide a perfect setting for outdoor entertaining.

LOCATION

Eynsford has a thriving village community, many period properties, castle ruins, local shops, churches, restaurants, village general store and butcher. Close by is the highly regarded Anthony Roper school. Sitting at the foot of the picturesque Darenth Valley. Eynsford Station is close by

offering services to London on the London Bridge/Charing Cross Line and onto London/ Victoria. There is a bus service to a number of Secondary and Grammar schools and there are a number of activities available to all age groups in the village. For those who enjoy outdoor pursuits many walks and a golf course close by. Almost 7 miles away is the popular Bluewater Complex offering a wide range of shopping facilities, sports/cinema and restaurants. There is easy access to the M25 and M20 motorways and Sevenoaks Town Centre is only a few miles away with a wide range of shops, restaurants, cinema/theatre complex and a mainline station with fast services to London on the London Bridge/Charing Cross line and into London/Victoria.

ENTRANCE

Through solid front door into:

ENTRANCE HALL

Cloaks cupboard. Staircase leading to first floor. Laminate floor. Radiator.

SITTING ROOM

Double glazed bay window to front with timber shutters. Feature fireplace with open fire. Television point. Laminate floor. Radiators.

STUDY

Double glazed window to front with timber shutter. Down lighting.

OPEN PLAN KITCHEN/DINING ROOM

Dining Room - Double glazed bi fold doors opening out onto a large decked patio area. Stripped pine floor. Television point. Door leading to under stairs storage cupboard. housing meters.

Kitchen - Double glazed window to rear. Comprehensive range of shaker style wall and base units, including breakfast bar all with work surfaces over. Deep Butler sink with mixer tap. Range master oven with 5 ring gas hob and extractor over. Integrated dish washer. Integrated fridge/freezer.

DOWNSTAIRS SHOWER ROOM

Small double glazed window to side. Suite comprising: fully tiled shower cubicle with screen, vanity unit with wash hand basin and WC inset. Tiled floor with under floor heating. Down lighting. Radiator.

FIRST FLOOR

LANDING

Access to loft. Deep linen cupboard.

BEDROOM

Double glazed bay window to front with timber shutters. Wall mounted TV point. Radiator. Two radiators.

BEDROOM

Double glazed window to rear. Television point. Tiled fireplace. Far reaching views out onto the Darenth Valley.

BEDROOM

Double glazed window to side. Range of built in wardrobes. Cupboard housing boiler for central heating and hot water system. Radiator

BEDROOM

Double glazed window to rear. Down lighting. Radiator.

FAMILY BATHROOM

Small window to side. Suite comprising: panelled bath with electric shower and screen, wash hand basin, wc. Heated ladder towel rail.

FRONT

Block paved driveway providing off road parking for two vehicles. Garden to side. Wall mounted electric charger.

SIDE

Block paved with double timber gates. Outside tap/hose. Timber garden/storage shed. Outside lighting.

REAR GARDEN

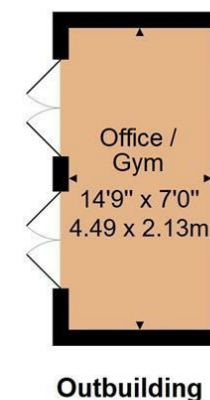
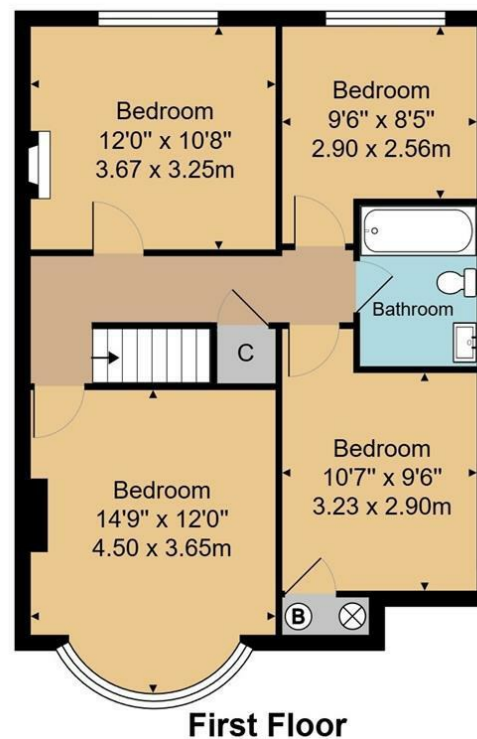
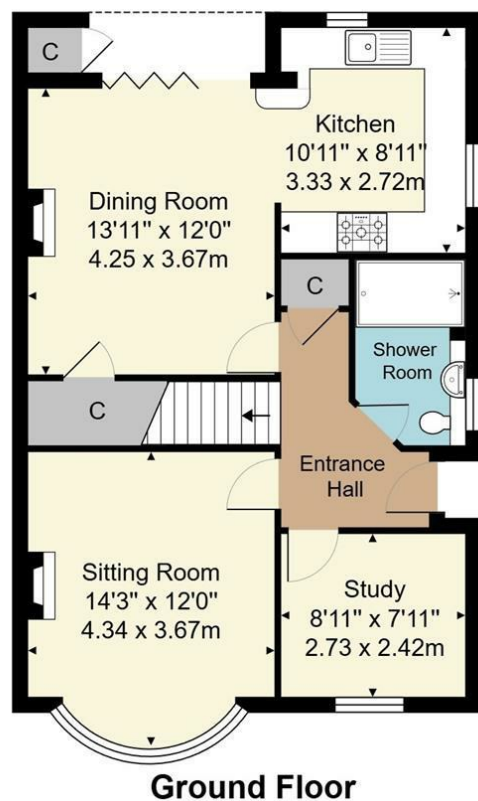
In our opinion the rear garden is a true feature of this property. Large decked patio providing a perfect setting for outdoor entertaining. Steps leading down to a second shingled patio providing a further secluded area for table and chairs, perfect for enjoying an early evening glass of wine or afternoon cup of tea. The lawn is surrounded by a variety of mature shrubs and trees.

OFFICE/GYM

This good sized Office/Gym offers the flexibility of a Home Office for those needing to work from home, with the option of a Gym. Light and power. Double multi paned doors opening out onto rear garden.



EPC Rating- D



House Approx. Gross Internal Area
1327 sq. ft / 123.3 sq. m

Outbuilding Approx. Internal Area
103 sq. ft / 9.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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