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7 Hillcrest, Four Elms, Edenbridge, Kent TN8 6NH

**** END OF CHAIN**** A lovely three bedroom extended semi-detached house located within the idyllic village of Four Elms and a short walk to Four Elms primary school.** Call us now for more information, we are open 8am - 8pm 7 Days a Week**



£395,000 Freehold

PROPERTY DESCRIPTION

**** END OF CHAIN**** A lovely three bedroom extended semi-detached house located within the idyllic village of Four Elms and a short walk to Four Elms primary school. This well presented property has been very well cared for over the years by our current sellers. Extended to the side to create extra living space there is a good sized and modern kitchen/dining room which leads out onto the rear garden. There is a comfortable lounge which is double aspect to the front and the rear. Upstairs there are three good sized bedrooms and a family bathroom. To the front there is a block paved private driveway providing off street parking for two cars and to the rear there is a great sized garden with a generous patio area, artificial lawn to the rear for low maintenance and a workshop/storage room to the rear of the garden. Viewings are highly recommended. Call us now for more information, we are **Open 8am - 8pm 7 Days a Week**

FEATURES

- SEMI-DETACHED
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- PRIVATE BLOCK PAVED DRIVEWAY
- SHORT DRIVE TO EDENBRIDGE HIGH STREET AND STATION



ROOM DESCRIPTIONS

SITUATION

The property lies on the outskirts of the beautiful village of Four Elms. The property lies within 2 minutes walk of the village centre. The village of Four Elms has a pond, a public house, a church and a popular cricket ground. Four Elms Primary School is a five minute walk away. The town of Edenbridge lies a short drive away and Edenbridge Town railway station offers direct mainline train services into London Bridge and London Victoria. There is a large Waitrose supermarket in the town as well as a range of independent shops and leisure facilities at the Edenbridge Leisure centre. The larger towns of Oxted (approx 7 miles away) & Sevenoaks (approx 8 miles away) offer a more comprehensive range of shops and facilities. There are any number of good schools locally at primary and secondary levels in both the state and private sectors. The motorway network can be accessed nearby at either Junctions 5 or 6 of the M25. Gatwick Airport lies only a 30 minute drive away.

ENTRANCE HALLWAY

Entered through the UPVC front door, the hall with tiled flooring, electric radiator, access to living room and kitchen. The first floor is also accessed here via a carpeted staircase.

KITCHEN

The kitchen with a range of wall and base units, roll edge worktops, space for an electric Rangemaster with overhead extractor, an integrated dishwasher, integral fridge/freezer, a stainless steel sink with mixer taps, a larder cupboard, a front facing double glazed window, space for a dining set & chairs, an electric radiator, twin rear facing double glazed windows and a stable door opening onto the rear garden.

LIVING ROOM

The living room with hardwood flooring, a front facing double glazed window, French doors opening onto the rear garden, a wood burning stove with tiled hearth and dado rails.

BEDROOM ONE

Primary double bedroom with carpeted flooring, an over-stair cupboard and a rear facing double glazed window.

BEDROOM TWO

Second double bedroom with carpeted flooring, a rear facing double glazed window and an electric radiator.

FAMILY BATHROOM

Family bathroom with tile effect flooring, a bespoke fitted vanity unit with hand basin, an encased bathtub, heated towel rail, frosted double glazed window.

BEDROOM THREE

A further bedroom with carpeted flooring an integral wardrobe and two double glazed window. One front facing, one rear facing.

OUTSIDE

To the front is a brick paved driveway with space to park multiple vehicles off road. At the rear is a neatly landscaped garden with raised flower & plants beds, a stone patio area, Astro turf lawn area, a large shed with covered storage to the side. There is also side access via a wooden side gate.

SERVICES

Mains Services, Electric heating, Council Tax Band D

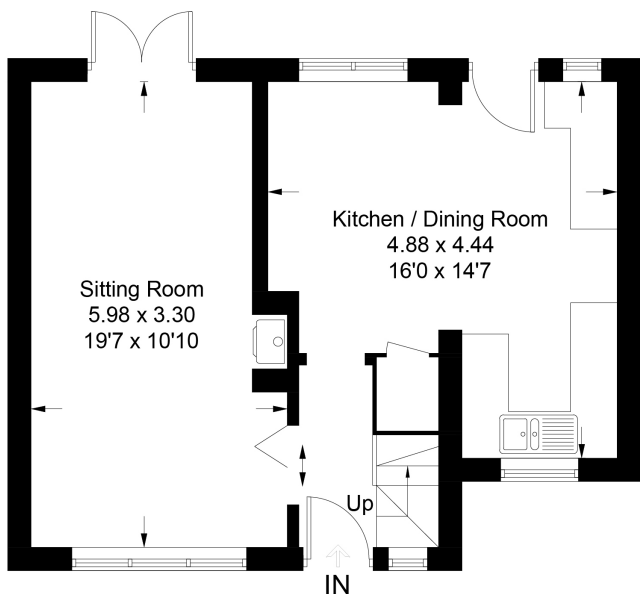
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Platform Property (the agent) has not tested any apparatus, equipment, fixtures and fittings or

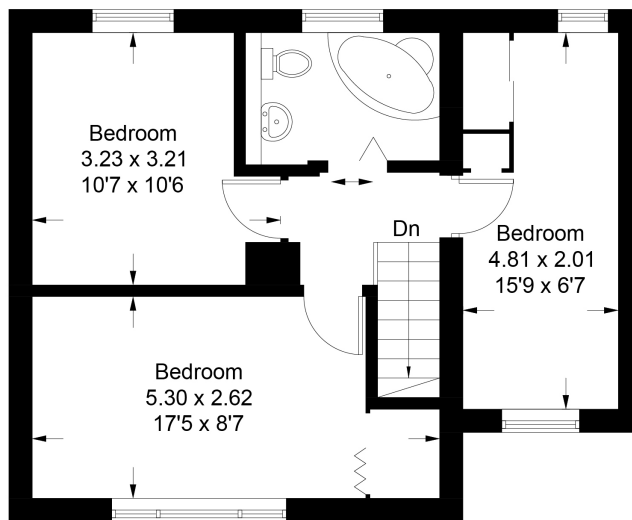


FLOORPLAN & EPC

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft




Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID901380)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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