





**Tall Trees, Honey Pot Lane, Edenbridge, Kent TN8 6QJ**  
**£750,000 - Freehold**



## PROPERTY DESCRIPTION

### OVERVIEW

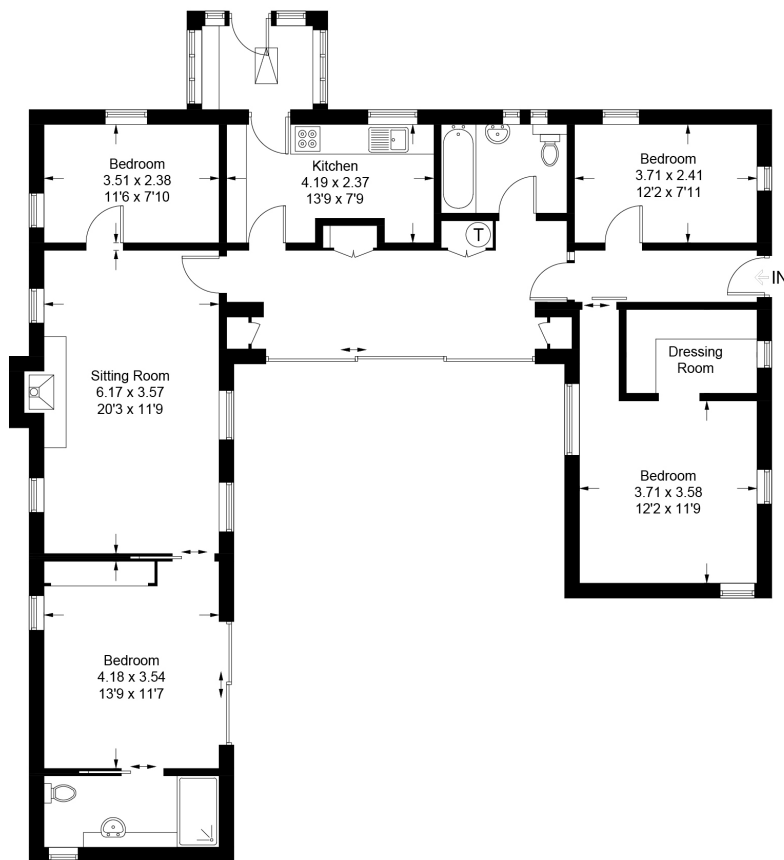
A unique architect designed detached four bedroom bungalow situated on a generous plot approximately 0.75 of an acre, on the outskirts of Edenbridge, TN8. The property benefits from a sweeping brick paved driveway, remote operated entrance gates, a newly installed detached office building, a garage and offers excellent scope for further extension and renovation. Call us now for more information, we are \*Open 8am - 8pm 7 Days a Week\*

## POINTS OF INTEREST

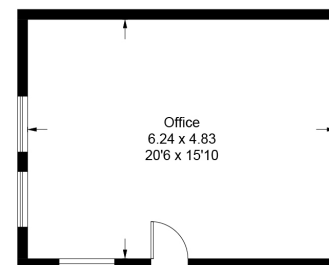
- DETACHED BUNGALOW
- FOUR BEDROOMS
- TWO BATHROOMS
- PRIVATE GATED DRIVEWAY + GARAGE
- EDENBRIDGE TOWN STATION 6 MINUTES DRIVE, HURST GREEN STATION 10 MINUTES DRIVE
- APPROXIMATELY 0.75 OF AN ACRE



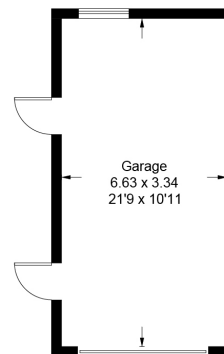
Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft  
 Outbuilding = 62.8 sq m / 676 sq ft  
 Total = 187.5 sq m / 2018 sq ft



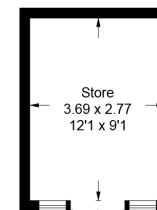
**Ground Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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. (ID922867)

www.bagshawandhardy.com © 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
EU Directive 2002/91/EC			