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## 9 Goodwood Road, Edenbridge, Kent TN8 6DY

A beautiful four-bedroom modern detached family home located in the sought-after Oakley Park development in Edenbridge, TN8. Call us now, we are **\*\*Open 8am – 8pm 7 Days a Week\*\***



**£625,000 Freehold**

## PROPERTY DESCRIPTION

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A beautiful four-bedroom modern detached family home located in the sought-after Oakley Park development in Edenbridge, TN8. This contemporary home is a perfect family property located towards the rear of the development and benefits from stunning field views to the rear. The front door opens into the inviting and bright hallway that has access to a useful cloakroom, an open-plan kitchen/dining room, and a spacious sitting room. The Sitting room has double doors that open onto the west-facing garden and enjoys the afternoon and evening sun. The Kitchen area is open plan to the dining room and separated by a breakfast bar. The kitchen has integrated appliances and a good range of eye and base-level units. The kitchen also has a door directly into a useful utility room that has space for a washing machine and a tumble dryer. The dining room is a social space and has a delightful box bay window ideal for a window seat. On the first floor, there are four good-sized, and bright bedrooms with the main bedroom having a modern ensuite shower room.

There is also a modern family bathroom off the landing, an airing cupboard, and also a loft access panel. The rear bedroom has stunning views over the fields to the rear where deer can often be seen. Externally there is a private driveway leading to a detached garage that has an up-and-over door, power, and lighting. To the rear, there is a secluded Westerly-facing garden with a patio and level lawn with side access to the garage. This is a stunning property and one that we recommend internal viewings on. Call us now, we are **\*\*Open 8am – 8pm 7 Days a Week\*\***

## FEATURES

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- DETACHED MODERN HOUSE
- FOUR BEDROOMS
- MODERN FAMILY BATHROOM, ENSUITE AND CLOAKROOM
- PRIVATE DRIVEWAY AND GARAGE
- SHORT WALK TO BOTH EDENBRIDGE & EDENBRIDGE TOWN STATIONS
- FIELD VIEWS TO THE REAR
- IMMACULATLEY PRESENTED



## ROOM DESCRIPTIONS

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### SITUATION

The property is located within a popular and modern development in Edenbridge. Edenbridge has a range of local amenities, a large Waitrose supermarket, a new Lidl supermarket, a hospital, and a popular leisure center. There are excellent schools in the local area which include Hazelwood at Limpsfield Chart, Lingfield College, and Hawthorns in Bletchingley plus the locally renowned state secondary school in Oxted. The property also lies within the catchment for the Grammar Schools in Tonbridge & Tunbridge Wells. The property is conveniently positioned for transport links, with both Edenbridge stations being a short walk providing mainline links to London Victoria and London Bridge. The house is well placed for the motorway network and this can be accessed at junction six of the M25 approximately a twenty-minute drive away. Gatwick Airport lies a twenty-five-minute drive away from the property.

### ENTRANCE HALLWAY

The front door opens into a lovely spacious and bright hallway. There is grey light wood effect flooring, a radiator, doors leading into the kitchen/dining room, a cloakroom, and the sitting room. There are also stairs leading to the first floor, and a deep understairs storage cupboard.

### CLOAKROOM

A useful cloakroom that has a low-level push button W/C, a wall-mounted wash hand basin and mixer taps, a heated towel rail, an extractor fan, and a double-glazed window to the front with plantation shutters.

### SITTING ROOM

A generous sitting room, with matching light wood effect flooring, two radiators with ornate covers, a double-glazed window to the side, and double-glazed doors leading into the rear garden.

### KITCHEN/DINING ROOM

The kitchen is modern in design and has a range of eye and base level matching light grey under lit units, rolled edge stone effect worktops with inset four burner gas hob, an inset one and a half bowl stainless steel sink unit with mixer taps, an integrated double oven, an integrated fridge freezer, and dishwasher. The flooring matches the flow of the previous rooms and there is also a double-glazed window with plantation shutters to the front. The kitchen is open plan to the dining area but separated via a breakfast bar. There is also a door to the utility room.

The dining area has ample space for a dining room table and chair set and has a radiator, a box bay double-glazed window, and another double-glazed window both with plantation shutters.

### UTILITY ROOM

The utility room has matching flooring and worktops to the kitchen, a stainless steel one-and-a-half bowl sink unit with mixer taps, space for a washing machine, a radiator, a double-glazed window to the side with plantation shutters, and a wall-mounted boiler.

### FIRST FLOOR LANDING

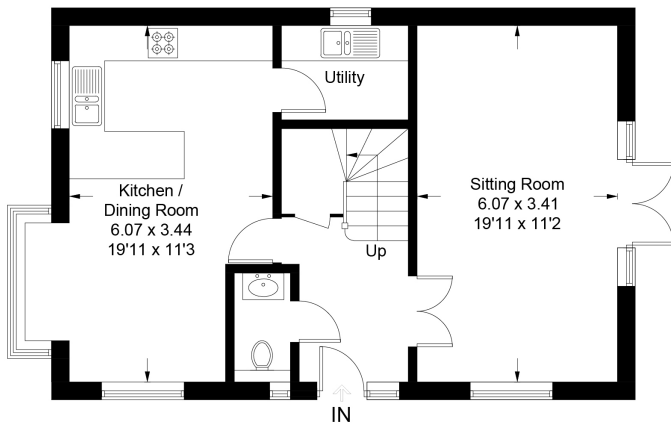
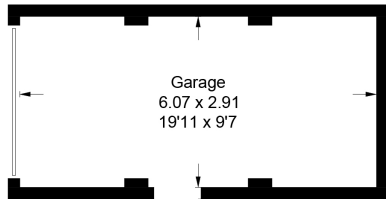
The carpeted stairs lead to the landing that has doors to all four bedrooms and the family bathroom. There is a radiator, a loft access panel, and an airing cupboard that houses the hot water cylinder and pressurised water system.

### BEDROOM ONE

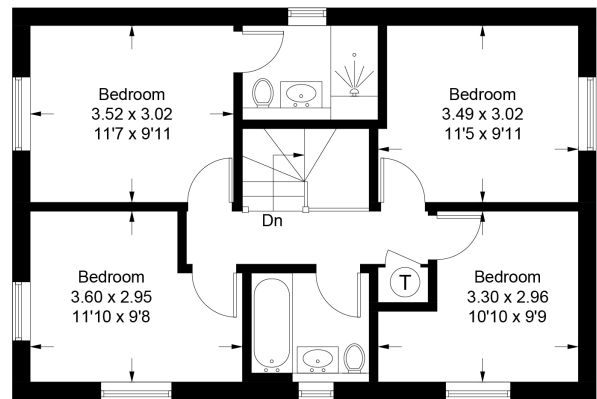


# FLOORPLAN

Approximate Gross Internal Area = 114.4 sq m / 1231 sq ft  
Garage = 17.5 sq m / 188 sq ft  
Total = 131.9 sq m / 1419 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. (ID1069679)

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