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## 40 Highfields Road, Edenbridge, Kent TN8 6JW

A superb four-bedroom semi-detached house located on one of Edenbridge's most sought-after roads in Marlpit hill, TN8. Call us now for more information; we are **\*\*Open 8am - 8pm 7 Days a Week\*\***



£550,000

## PROPERTY DESCRIPTION

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A superb four-bedroom semi-detached house located on one of Edenbridge's most sought-after roads in Marlpit hill, TN8. Situated in a peaceful location at the very end of Highfields Road the property benefits from a generous plot with a great-sized rear garden, and a private driveway leading to a detached garage. Internally the property has a wonderful layout with all the ground-floor rooms having high ceilings adding to the feeling of space. There are two great-sized double bedrooms to the front of the house and in addition, a study which has been used as an occasional guest room. There is an inviting sitting room that benefits from an abundance of natural light flooding through the sunroom to the rear of the property. The sunroom provides a flexible living space and could lend itself to a child's playroom, extra entertaining space, or simply a warm room to relax in. The kitchen/dining room is modern and looks over the rear garden and is open plan to the dining space which has ample room for a dining room table and chair set. There is a utility room off the kitchen which has space for all the usual utilities, and a door into a useful cloakroom. A family bathroom just off the hallway completes the ground floor layout. Upstairs, there are two further bedrooms both with views and an extra deep storage cupboard. Externally, the rear garden is wide and wraps around the side of the house and has a gate providing access to the private driveway. There is a raised decking area directly from the sunroom which is an ideal space for ALfresco dining and making the most of the sun as it sets in the West. Viewings are highly recommended. Call us now for more information; we are \*Open 8am - 8pm 7 Days a Week

## FEATURES

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- SEMI DETACHED HOUSE
- FOUR BEDROOMS AND A STUDY
- MODERN FAMILY BATHROOM AND A CLOAKROOM
- PRIVATE DRIVEWAY LEADING TO A DETACHED GARAGE
- SHORT DISTANCE TO EDENBRIDGE STATION
- PLEASANT VIEWS
- SECLUDED REAR GARDEN



## ROOM DESCRIPTIONS

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### ENTRANCE PORCH

The glazed storm porch has tiled flooring and a door into the entrance hallway.

### ENTRANCE HALLWAY

The entrance hallway has engineered wooden flooring, a radiator with an ornate cover, stairs to the first floor, and doors leading to the bathroom, kitchen/dining room, two bedrooms, a study, and the sitting room.

### SITTING ROOM

The sitting room has engineered wood flooring, a chimney breast with recess for an electric stove heater, two radiators with ornate covers, high ceilings, and an opening into the sunroom.

### KITCHEN/DINING ROOM

A modern kitchen that has a range of eye and base level units, square-edged work tops with inset one and a half bowl sink unit with mixer taps, space for a dishwasher, ranger cooker with extractor over, space for an upright fridge freezer, tiled splash backs, a double-glazed window over looking the rear garden, an opening into the conservatory and open plan to the dining area.

### DINING AREA

The dining area is an ideal area to entertain, with stone effect laminate flooring, a radiator, and ample space for a dining room table and chair set and a door into the utility room.

### UTILITY ROOM

The utility room has a rolled edge worktop with space under for a washing machine a tumble dryer and a fridge. There is also a double-glazed window to the side and a door into the cloakroom.

### CLOAKROOM

The cloakroom has a low-level W/C, a wash hand basin vanity unit with mixer taps, and a wall-mounted heated towel rail.

### BEDROOM ONE

A double room with wooden flooring, a radiator, high ceilings, and a double-glazed window to the front.

### BEDROOM TWO

Another double room with wooden flooring, high ceilings, a radiator, and double-glazed windows to the front.

### STUDY

The study can also be an occasional guest room and has wooden flooring.

### SUN ROOM

A double-glazed sunroom is ideal as an additional family room, child's playroom, or simply extra space for entertaining. The ceiling is double glazed as are the windows and doors with an automatic ceiling window and a door leading out into the garden and also opening into the sitting room and dining room.

### BATHROOM

A modern bathroom suite that has a low-level W/C, a wash hand basin vanity unit with mixer taps, a panel-enclosed bath with mixer taps, a wall-mounted shower with rain head, tiled walls, a heated towel rail and a double glazed frosted window to the side.

### FIRST FLOOR LANDING

The landing has a Velux window, carpeted flooring, a deep storage cupboard, and doors into bedrooms four three, and four.

### BEDROOM THREE

Another double room that has laminate flooring, two Velux windows to the rear with views to the right of the house and overlooking the rear garden, and a

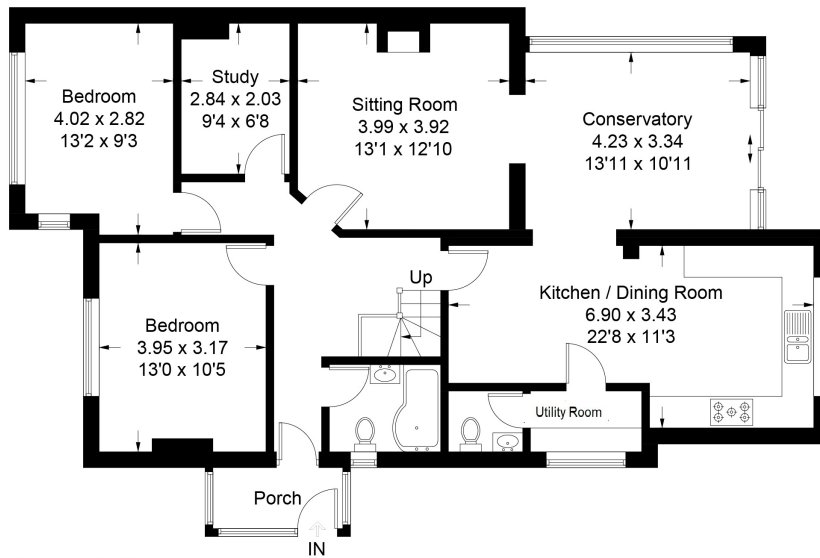


# FLOORPLAN

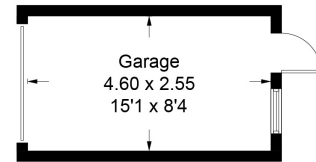
Utility

Approximate Gross Internal Area = 150.1 sq m / 1616 sq ft  
Garage = 11.7 sq m / 126 sq ft  
Total = 161.8 sq m / 1742 sq ft

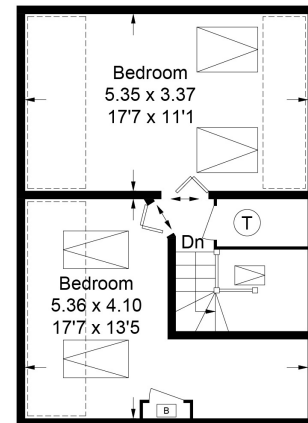
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual  
Location / Orientation)



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. (ID986130)

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