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123 Lingfield Road, Edenbridge, Kent TN8 5DY

A superbly well-presented four-bedroom detached property located a short distance from Edenbridge high street and station, and also with wonderful views over Edenbridge recreational grounds and fields. Call us now for more information, we are ****Open 8 am - 8 pm, 7 Days a Week****



£675,000 Freehold

PROPERTY DESCRIPTION

A superbly well-presented four-bedroom detached property located a short distance from Edenbridge high street and station, and also with wonderful views over Edenbridge recreational grounds and fields. This family home has so much to offer the growing family with multiple reception rooms, a lovely open-plan kitchen/dining room in the rear extension, and a utility/shower room with an adjoining downstairs fourth bedroom, all offering versatile living arrangements. The front door opens into the bright and inviting hallway which provides access to the sitting room, open plan/kitchen/dining room, the fourth bedroom, and also has stairs leading to the first floor. The sitting room is a comfortable place to relax and has double French doors leading into the dining room. The open-plan kitchen/dining room is superb and set as two areas. The kitchen has solid wood worktops, integrated appliances, and a useful breakfast bar. The dining room resides to the side of the kitchen and is a perfect place for entertaining. There is access back through to the hallway and also into the utility room/shower room. There is a double-width shower unit and a W/C. A door leads through into the versatile bedroom which is ideally placed next to the shower room making this room ideal for an additional family member or guest room. On the first floor, there are three further bedrooms with the main bedroom benefitting from those lovely views over Edenbridge's recreational grounds and also the adjoining fields. Externally, there is a private driveway to the front providing off-street parking and also has gates to the side of the house leading to the rear garden. The rear garden is a great size and has a decking area ideal for entertaining which leads onto an expanse of level lawn with mature shrub borders and trees. A block paved path leads to the rear and also to the two garden sheds. The sellers currently have a home office that is fully insulated, has power and lighting, and also an air conditioning unit that also acts as a heater. This home office is currently being used as an art studio and is open for negotiation with the current sellers. Call us now for more information, we are *Open 8 am - 8 pm, 7 Days a Week*

FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS AND OPTION FOR HOME OFFICE
- FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM
- PRIVATE DRIVEWAY
- SHORT WALK TO EDENBRIDGE HIGH STREET AND STATION
- FAR REACHING VIEWS OVER THE RECREATIONAL GROUND AND FIELDS



ROOM DESCRIPTIONS

SITUATION

The property enjoys a sought-after position in Edenbridge and has southerly-facing views over playing fields to the rear. Edenbridge has a range of local amenities, including a large Waitrose supermarket, a new Lidl supermarket, a hospital, and a popular leisure center. There are excellent schools in the local area that include Edenbridge Primary School, Hazelwood at Limpsfield Chart, Notre Dame at Lingfield, 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. Sevenoaks which offers a further range of schools and shops are less than a twenty-five-minute drive away and has a railway station with direct links (30-minute journey time) into Central London. The property is conveniently positioned for transport links, including Edenbridge Station which is only a short drive away, 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 the hallway with LVT flooring, a radiator, a double-glazed frosted window to the front, and doors into the sitting room, the fourth bedroom, and the kitchen/dining room. Stairs lead to the first-floor landing and a deep understairs storage cupboard.

SITTING ROOM

A comfortable sitting room that has carpeted flooring, two radiators, a double-glazed window to the front, a double-glazed window to the side, coving, and French doors leading into the kitchen/dining room.

KITCHEN/DINING ROOM

A stunning open plan kitchen/dining room that has LVT flooring, and is set as two areas. The kitchen area has a range of eye and base level units, solid wood worktops with inset one-and-a-half bowl white ceramic sink unit with mixer taps, integrated dishwasher, double oven with five burner gas hob and brushed steel extractor over, space for an upright fridge freezer, a breakfast bar, extra tall storage cupboard housing the Worcester Bosch boiler, a sky lantern, a double glazed door leading into the rear garden and a double glazed window. Doors lead back into the hallway and also the downstairs shower room and utility room. The dining room area has matching LVT flooring, a radiator, a sky lantern, and ample space for a dining room table and chair set.

SHOWER ROOM/UTILITY ROOM.

A useful room that has a double-width shower with wall-mounted shower and rainfall showerhead, a wash hand basin vanity unit with mixer taps, a low-level push button W/C, a wall-mounted heated towel rail, a sky lantern, space for the washing machine with shelving over, and a door leading into bedroom four.

BEDROOM FOUR

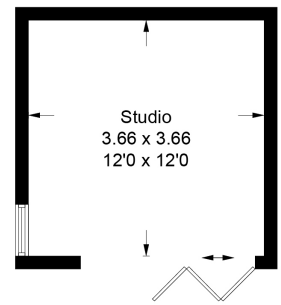
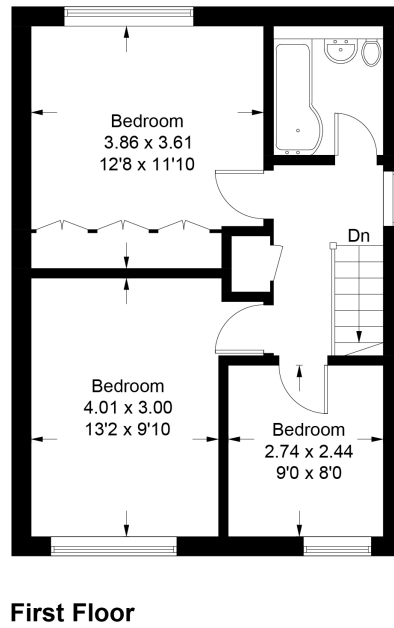
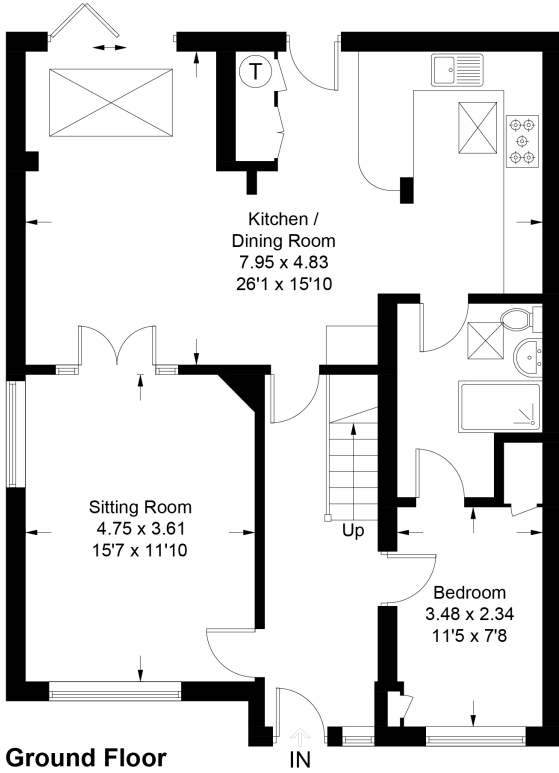
The fourth bedroom was formally the garage and was converted by the sellers. This versatile room would suit additional family members or guests given its proximity to the shower room and kitchen.

Bedroom four has carpeted flooring, a radiator, a



FLOORPLAN & EPC

Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft
 Studio = 13.3 sq m / 143 sq ft
 Total = 137.9 sq m / 1484 sq ft



(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. (ID952016)
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	