



platformproperty  
estate agency evolved



## 46 Hailwood Drive, Edenbridge, Kent TN8 6FP

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



**£495,000 Freehold**

## PROPERTY DESCRIPTION

---

A modern three-bedroom link-detached family home located in the popular Oakley Park development in Edenbridge TN8. Built by Bellway Homes in 2020 this well-presented property is a perfect purchase for those wanting to move straight in and live within a fantastic community and also benefit from the remainder of the NHBC builder's guarantee. The property is modern throughout and also has a very enviable position enjoying far-reaching views over fields to the rear. The bright entrance hallway has doors into the kitchen/Dining room, the sitting room, and a useful cloakroom. The modern and stylish kitchen has a range of integrated appliances and ample space for a dining room table and chair set. The sitting room resides at the rear of the property and is a great size. The sitting room also has doors directly out into the sunny rear garden. Upstairs there are three bedrooms with the main bedroom benefiting from an ensuite shower room. Bedrooms two and three both enjoy the views at the rear over the fields. There is also a modern family bathroom off the first-floor landing. Externally and to the front there is a private driveway leading to the garage that has an up-and-over door, power, and lighting, and an external electric charging point. To the rear, there is a private garden with a patio, and a level lawn area, shrub borders, and a useful summer house that has been converted into a home office and has power and lighting. There is a further garden shed at the rear of the garden and a back door into the garage. Viewings are highly recommended. Call us now, we are **\*\*Open 8am – 8pm 7 Days a Week\*\***

## FEATURES

---

- LINK DETACHED FAMILY HOME
- THREE BEDROOMS
- FAMILY BATHROOM, CLOAKROOM AND ENSUITE
- PRIVATE DRIVEWAY AND GARAGE
- SHORT WALK TO BOTH EDENBRIDGE & EDENBRIDGE TOWN STATIONS
- MODERN DEVELOPMENT
- FIELD VIEWS TO THE REAR



## ROOM DESCRIPTIONS

---

### 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 the hallway that has Amtico flooring, a radiator with ornate cover a deep understairs storage cupboard, and a door into the cloakroom, the kitchen, and the sitting room. Stairs lead to the first-floor landing.

### CLOAKROOM

A useful cloakroom that has a low-level W/C, Amtico flooring, a wash hand basin vanity unit with mixer taps, a wall-mounted heated towel rail, and a double-glazed frosted window to the front.

### KITCHEN/DINING ROOM

A modern kitchen that has a range of eye and base level under lit units, Marble effect work top with an inset one-and-a-half bowl stainless steel sink unit with mixer taps, an inset four burner gas hob with extractor over, an integrated oven, dishwasher, and fridge freezer, and Amtico flooring. The kitchen is open plan to the dining area that has matching Amtico flooring, a box bay window to the front with double-glazed windows, a radiator, and ample space for a dining room table and chair set.

### SITTING ROOM

A comfortable sitting room that has carpeted flooring, a radiator with an ornate cover, and double-glazed French doors leading out into the rear garden.

### FIRST FLOOR LANDING

The carpeted stairs lead to the landing which has doors to all three bedrooms, a radiator, and the family bathroom. There is also a loft access panel.

### BEDROOM ONE

The main bedroom is a generous double room that has carpeted flooring, a radiator with an ornate cover, a built-in wardrobe, and a door into the ensuite shower room.

### ENSUITE SHOWER ROOM

The ensuite has a low-level W/C, a wall-mounted wash hand basin with mixer taps, a double-width shower enclosure with glass sliding screens and a wall-mounted shower, a shaver point, a wall-mounted heated towel rail, and a double-glazed frosted window to the front.

### BEDROOM TWO

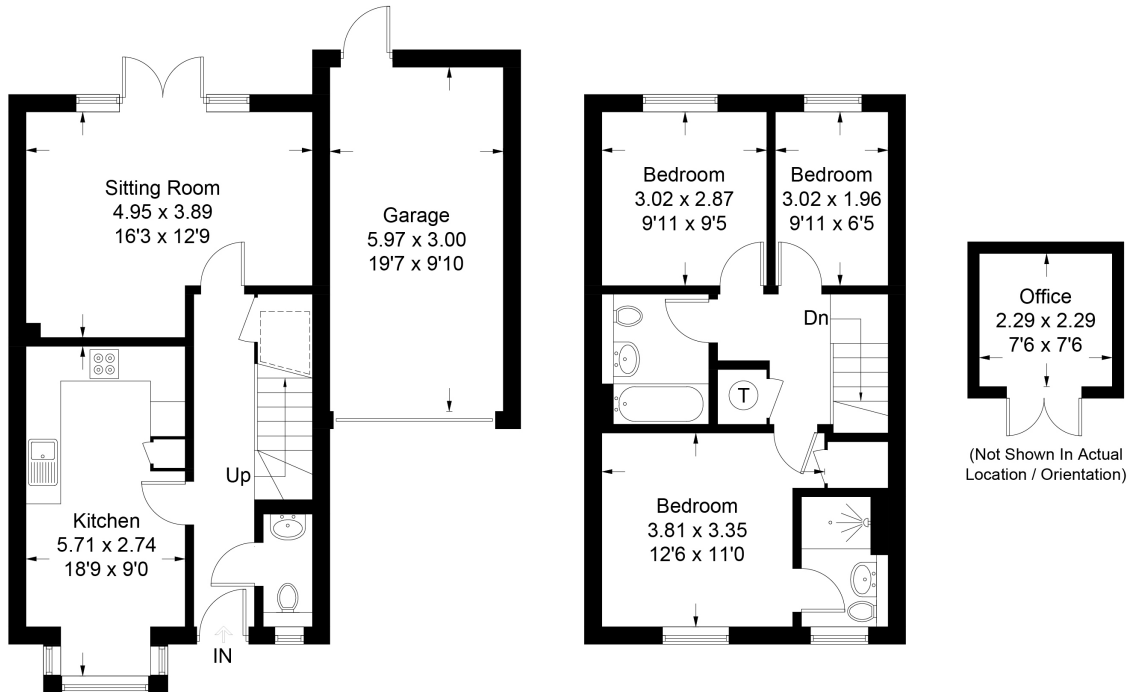
The second bedroom has carpeted flooring, a radiator, and a double-glazed window to the rear with far-reaching views over fields to the rear.

### BEDROOM THREE



# FLOORPLAN

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft  
Garage = 18.0 sq m / 194 sq ft  
Office = 5.3 sq m / 57 sq ft  
Total = 113.1 sq m / 1218 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. (ID1083050)  
www.bagshawandhardy.com © 2024