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## 11 Goodwin Close, Edenbridge, Kent TN8 5PZ

**\*CHAIN FREE\*** An extremely well presented and generous five bedroom detached house located in a secluded position. Call us now for more information; **\*Open 8am - 8pm 7 Days a week\***



**£975,000 Freehold**



## PROPERTY DESCRIPTION

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**\*CHAIN FREE\*** An extremely well presented and generous five bedroom detached house located in a secluded position. This family home is located in the popular cul-de-sac Goodwin Close, TN8. The property benefits from three ground floor reception rooms including a generous sitting room with wood burning stove, a bespoke fitted kitchen, a utility room, ground floor study, recently refurbished contemporary bathrooms including two ensuites, a detached double garage, private driveway and private rear garden. Call us now for more information; **\*\*Open 8am - 8pm 7 Days a week\*\***

## FEATURES

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- DETACHED FAMILY HOME
- FIVE BEDROOMS INCLUDING FOUR DOUBLES
- THREE BATHROOMS + DOWNSTAIRS CLOAKROOM
- THREE RECEPTION ROOMS
- UTILITY ROOM
- DETACHED DOUBLE GARAGE + OFF ROAD PARKING
- SHORT WALK TO BOTH EDENBRIDGE STATIONS AND HIGH STREET



## ROOM DESCRIPTIONS

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### SITUATION

The property is located in Goodwin close which leads from Greshams Way, a much sought after development of mostly detached family houses a short distance from Edenbridge town centre. Edenbridge has two railway stations: Edenbridge Town which has direct links to Central London via East Croydon, and Edenbridge station with links via Tonbridge and Redhill to Central London. Both are within walking distance of the property and have parking available. The town has a local primary school, with other popular schools available in nearby Four Elms, Crockham Hill, Hever, and Chiddingstone a short drive away. The motorway network can be accessed via junctions 5 or 6 of the M25 with Gatwick airport approximately 25 minutes.

### ENTRANCE HALLWAY

Entered underneath the storm porch and through the solid wood front door, the welcoming hallway with Karndean flooring, coving to the ceiling, dado rails, two radiators and two coat cupboards. The first floor is also located from here via a carpeted staircase.

### SITTING ROOM

7.32m x 3.88m (24' 0" x 12' 9") A comfortable twin aspect sitting room with log burning stove & granite hearth, two radiators, a front facing double glazed window, coving to the ceiling, carpeted flooring, twin floor-to-ceiling double glazed windows and double glazed French doors opening onto the rear garden.

### DINING ROOM

3.80m x 2.96m (12' 6" x 9' 9") The dining room with carpeted flooring, a front facing double glazed window, a radiator and coving to the ceiling.

### KITCHEN/BREAKFAST ROOM

6.26m x 4.86m (20' 6" x 15' 11") A stunning kitchen with Karndean flooring, Quartz worktops, space for a Rangemaster cooker and matching extractor, a range of bespoke custom fitted wall and base units, LED spotlights a deep butler sink with mixer taps, downlighters, an integrated dishwasher, an integrated undercounter fridge, coving to the ceiling, space for dining set, a rear facing double glazed window, a radiator and a double glazed door providing rear access.

### UTILITY ROOM

A useful space with Quartz worktops, a stainless steel sink, a rear facing double glazed window, a door providing side access, space for free standing American fridge/freezer, wall and base units, Karndean flooring and a radiator.

### STUDY/FAMILY ROOM

Ground floor study/family room with carpeted flooring, a radiator, a front facing double glazed window and coving to the ceiling.

### CLOAKROOM

A handy downstairs cloakroom with tiled flooring, a frosted double glazed window, a hand basin, a W/C, coving to the ceiling and a radiator.

### FIRST FLOOR

#### LANDING

Led from the carpeted stair case, the landing with a radiator, coving to the ceiling and has access to all five first floor bedrooms, family bathroom and airing cupboard. The loft is also accessed from here.

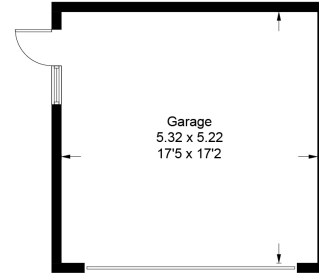
### MASTER BEDROOM

7.32m x 3.88m (24' 0" x 12' 9") The twin aspect primary double bedroom with a radiator, coving to the ceiling, carpeted flooring, an integrated double wardrobe, two double glazed windows and access to

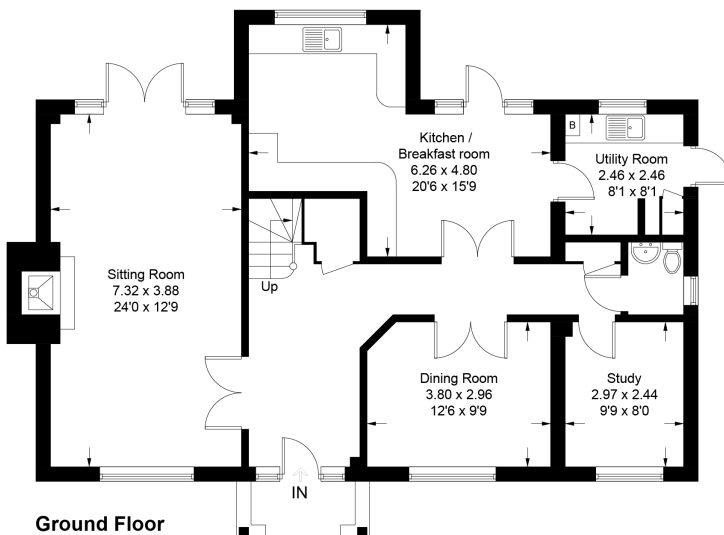


# FLOORPLAN & EPC

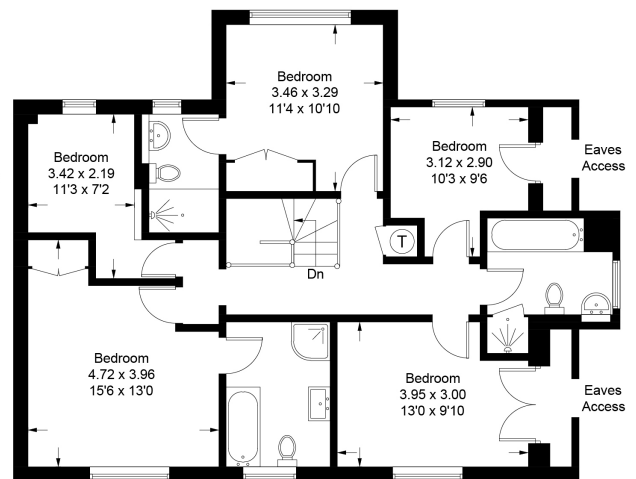
Approximate Gross Internal Area = 188.7 sq m / 2031 sq ft  
Garage = 27.6 sq m / 297 sq ft  
Total = 216.3 sq m / 2328 sq ft



(Not Shown In Actual Location / Orientation)



**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. (ID964220)

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	