



platformproperty
estate agency evolved



**7 Hillcrest, Four Elms, Edenbridge, Kent TN8 6NH
£400,000 - Freehold**



PROPERTY DESCRIPTION

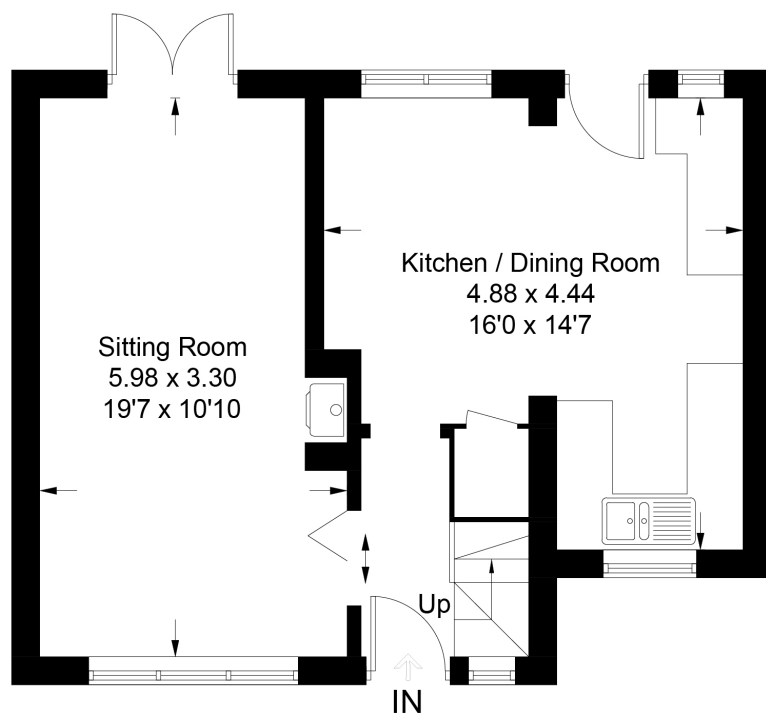
A lovely three bedroom extended semi-detached house located within the idyllic village of Four Elms and a short walk to Four Elms primary school. This well presented property has been very well cared for over the years by our current sellers. Extended to the side to create extra living space there is a good sized and modern kitchen/dining room which leads out onto the rear garden. There is a comfortable lounge which is double aspect to the front and the rear. Upstairs there are three good sized bedrooms and a family bathroom. To the front there is a block paved private driveway providing off street parking for two cars and to the rear there is a great sized garden with a generous patio area, artificial lawn to the rear for low maintenance and a workshop/storage room to the rear of the garden. Viewings are highly recommended. Call us now for more information, we are *Open 8am - 8pm 7 Days a Week*

POINTS OF INTEREST

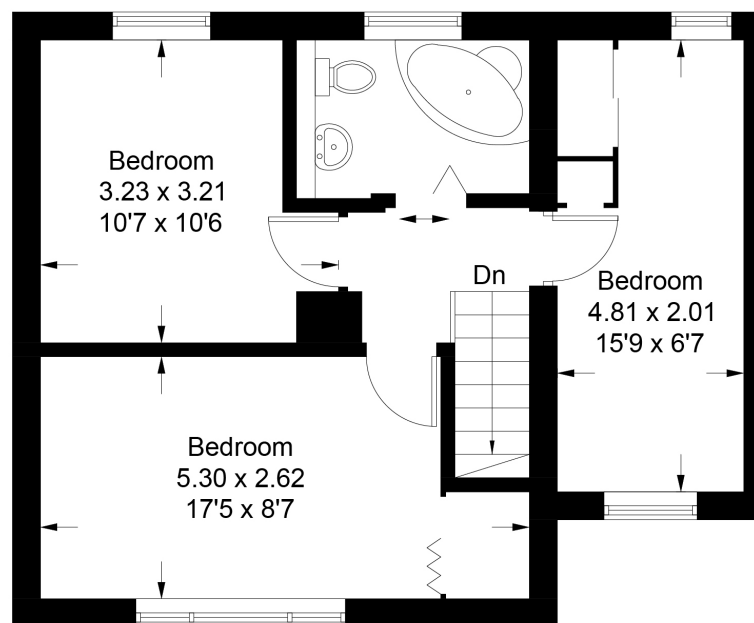
- SEMI-DETACHED
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- PRIVATE BLOCK PAVED DRIVEWAY
- SHORT DRIVE TO EDENBRIDGE HIGH STREET AND STATION



Approximate Gross Internal Area = 85.8 sq m / 923 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. (ID901380)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			