



Detached three bedroom family house situated in a popular road within a short walk of the village centre amenities and under three minute's walk to Eynsford station.

£860,000 **Freehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

St Martins Drive, Eynsford



Bedrooms: 3



Bathrooms: 1



Receptions: 2

- Detached property
- Ample driveway parking
- Council tax band F
- Far reaching views
- Tandem garage

Detached three bedroom family house situated in a popular road within a short walk of the village centre amenities and under three minute's walk to Eynsford station (commuter trains to London available).

Entrance hallway with built in storage. Spacious living room with square bay windows boasting far-reaching views, gas effect fire with mantel. Archway through to separate dining room. Kitchen/breakfast room with fitted units, tiled floor, built in hob and bosch oven. Freestanding dishwasher and washing machine. Conservatory with doors out to the garden. Downstairs cloakroom with WC.

Master double bedroom with vanity basin and far reaching views. Further double bedroom with fitted wardrobes and single bedroom with storage cupboard. Bathroom, fully tiled with white suite, bath and separate shower cubicle. Landing with access to the loft.

Private and secluded rear garden backing on to arable land with scenic views, patio and lawn areas, mature hedge borders and storage shed. Rear gate with access to field walks. Double tandem garage with automated door and side door to the garden. Driveway parking for several cars.

The property benefits from gas central heating, double glazing throughout and alarm system. Additional air conditioning unit/fan heater. Modern Valliant boiler with warranty.

UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: mains gas

Council Tax Band: F

EPC rating: D

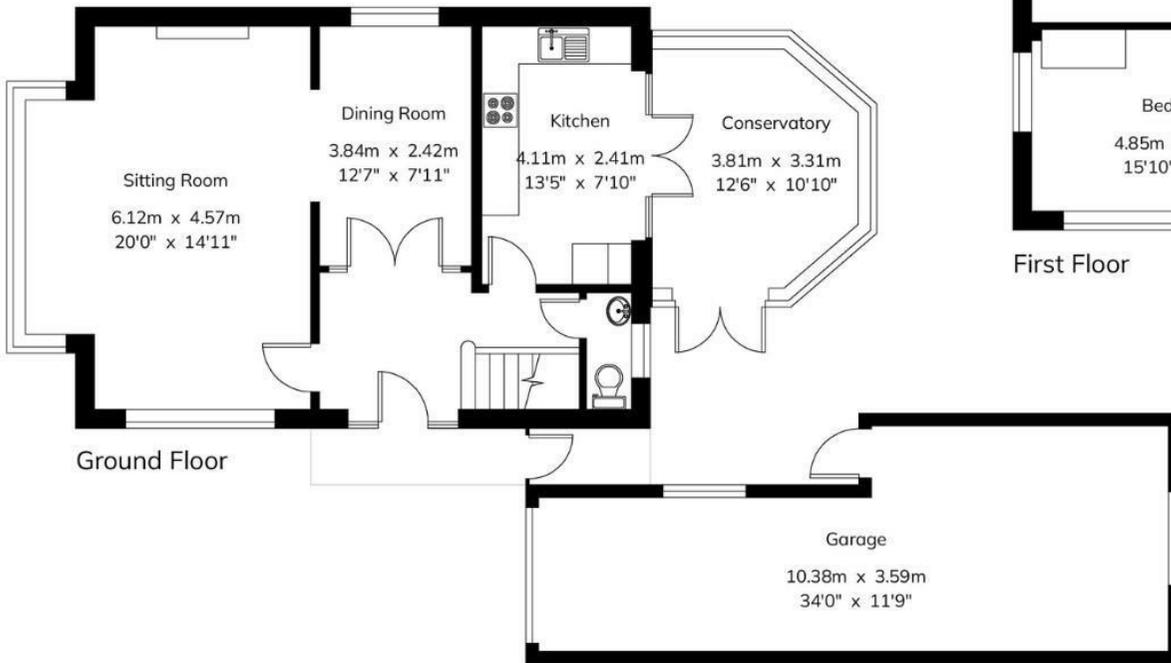




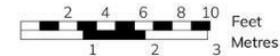
Coming Northbound on the A228 turn right onto Station Road, turn left onto Eynsford Rise, opposite Eynsford station. Then turn left again onto St Martins Drive, the property is located approximately 0.1 miles along the road on your right.



House - Gross Internal Area : 122.5 sq.m (1318 sq.ft.)
 Garage - Gross Internal Area : 30.2 sq.m (325 sq.ft.)



First Floor



For Identification Purposes Only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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