



## 34 Hailwood Drive

Edenbridge, TN8 6FP

**Asking Price £625,000**

The heart of the home is the impressive open-plan kitchen and dining room, designed with modern family living and entertaining in mind. The kitchen is fitted with contemporary wall and base units, generous worktop space, and a full suite of integrated AEG and Zanussi appliances, including a double oven, gas hob, fridge/freezer and dishwasher. A central island provides additional storage and informal seating.

A separate utility room adjoins the kitchen, offering further storage and housing laundry appliances. The dining area benefits from a bay window and comfortably accommodates a large dining table, complemented by bespoke Hampton PVC dual-tilt plantation shutters, which are fitted throughout the ground floor.

The living room is positioned to the opposite side of the property and accessed via double doors from the hallway. This elegant and light-filled space features a bespoke media wall and floor-to-ceiling windows, with double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room and remote-operated blackout blinds, with bedroom two also featuring bespoke automatic blackout blinds. Bedrooms three and four are well sized and include fitted storage. The family bathroom is finished with a white suite and neutral tiling.

Externally, the rear garden has been designed for low maintenance, featuring composite decking, a lawned area, rear

- FOUR BEDROOM DETACHED HOUSE EDENBRIDGE
- MODERN FAMILY HOME WITH HIGH-SPEC FINISH
- OPEN-PLAN KITCHEN / DINING ROOM
- AEG & ZANUSSI INTEGRATED APPLIANCES
- AMITCO FLOORING THROUGHOUT GROUND FLOOR
- PLANTATION SHUTTERS TO GROUND FLOOR
- EN-SUITE MASTER BEDROOM WITH AUTOMATIC BLACKOUT BLINDS
- COMPOSITE DECKING & REMOTE SUN AWNING
- GARAGE AND DRIVEWAY PARKING
- EXCELLENT SCHOOLS & COMMUTER LINKS

### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.



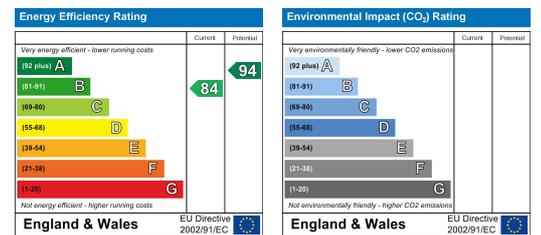
## Floor Plan



## Area Map



## Energy Efficiency Graph



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