



18 Eynsford Road,  
Farningham, Kent, DA4 0BD  
Guide Price: £450,000 - Freehold

**Kings**

**A semi-detached house in need of modernisation, with potential to improve and extend (subject to planning), and benefiting from: sitting room, dining room, kitchen, three bedrooms, bathroom, front garden, an approximately 90ft pretty rear garden with garage at the rear and NO ONWARD CHAIN; located in the beautiful village of Farningham.**

## Summary

- Semi-Detached Period Property
- Two Reception Rooms
- Kitchen
- Three Bedrooms
- First Floor Bathroom
- Front Garden
- Approx. 90ft Pretty Rear Garden
- Garage
- No Onward Chain

## Description

Ground-floor accommodation: porch; entrance hall with stairs to first floor and cupboard below; sitting room with bay window to front, gas fire and double doors to dining room with access to the garden; kitchen with wall and base units, laminate worktops, sink with drainer, wall mounted gas boiler, spaces for: cooker, washing machine, and fridge, larder cupboard and door to garden.

First-floor accommodation: landing with loft access, two double bedrooms both with built-in wardrobes; bedroom three; and bathroom with bath, WC, vanity washbasin and airing cupboard.

The property also benefits from: mainly double glazed windows, gas central heating, front garden with lawn, flowering plants and pathway to the front door and side access to the rear garden; the pretty rear garden is approximately 90ft max x 22ft and is mainly laid to lawn with flowering plants, shrubs and trees, and garage at the rear which is accessed via a shared driveway, which is currently overgrown and is accessed down the side of the day nursery. The council tax is band D.



## Location

Farningham is a sought-after picturesque village within Sevenoaks district, with the pretty river Darent going through it, three local pubs, day nursery, village hall, doctors surgery, church and petrol station with shop. Anthony Roper Primary School is approximately 0.5 of a mile away in the neighbouring picturesque village of Eysnford.

Sevenoaks town centre, with its comprehensive range of shopping, leisure and educational facilities and mainline station (with fast services to London), is approximately 8 miles away.

Bluewater Shopping Centre is approximately 6.5 miles away.

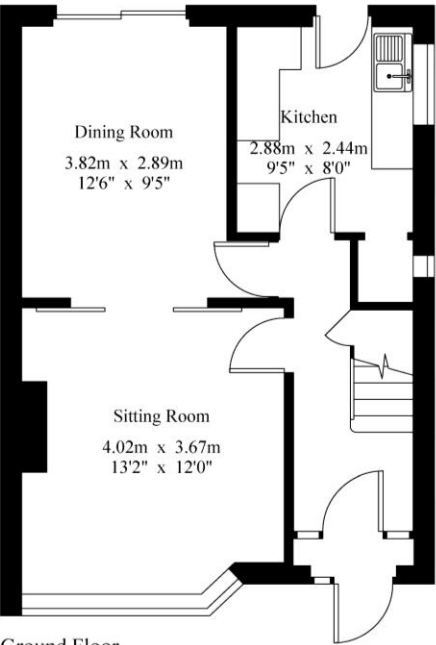
Eynsford train station is approximately 1.4 miles away, Farningham Road train station is approximately 2.2 miles away, Swanley train station is approximately 3.2 miles away and Ebbsfleet International station (with fast services to London and the continent) is approximately 8.5 miles away.

The M20, M25 and M26 can all be accessed within approximately 2.2 miles.

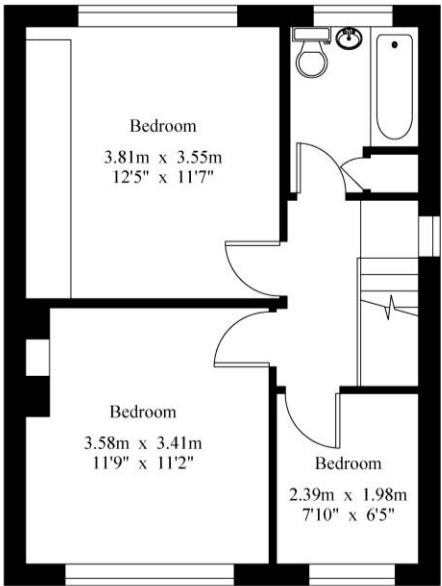


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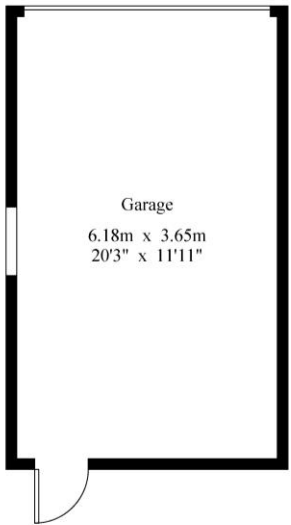
House - Gross Internal Area : 84.1 sq.m (905 sq.ft.)  
Garage - Gross Internal Area : 22.8 sq.m (245 sq.ft.)



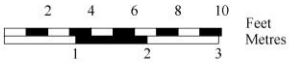
Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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