

**MANSELL
McTAGGART**
Trusted since 1947
FOR SALE
01342 717400
mansellmctaggart.co.uk



MANSELL
McTAGGART



Cedar Drive, Edenbridge

In Excess of **£315,000**

**MANSELL
McTAGGART**
Trusted since 1947



Cedar Drive, Edenbridge

- 2-bedroom terraced property
- Large living/dining room
- Enclosed secure front and rear garden
- Neutrally decorated throughout
- A short walk to the High Street and train station
- Excellent selection of schools
- Close to the park and leisure centre
- Council Tax Band 'C' and EPC 'D'

A charming two-bedroom terraced home located in a sought-after residential area of Edenbridge, Kent. Conveniently positioned within walking distance of Edenbridge town centre, local amenities, and public transport links. This property is ideal for first-time buyers, professionals, or families seeking access to excellent schools.

Upon approaching the property, you are greeted by a generously sized front garden, thoughtfully designed with low maintenance in mind. The current owners have added exterior storage with sheds, and the garden is fully paved, bordered by mature shrubs that provide privacy from neighbours.

Entering the home, you step into a spacious hallway. To the left, you will find a convenient downstairs cloakroom/utility room. On the right, the hallway leads to the kitchen and continues into the open plan living and dining area. The kitchen is well-proportioned, featuring both wall-mounted and under-counter wood-effect units, paired with grey countertops. There is ample space for freestanding appliances, including a cooker, oven, fridge/freezer, and dishwasher. The kitchen overlooks the front garden.





Cedar Drive, Edenbridge

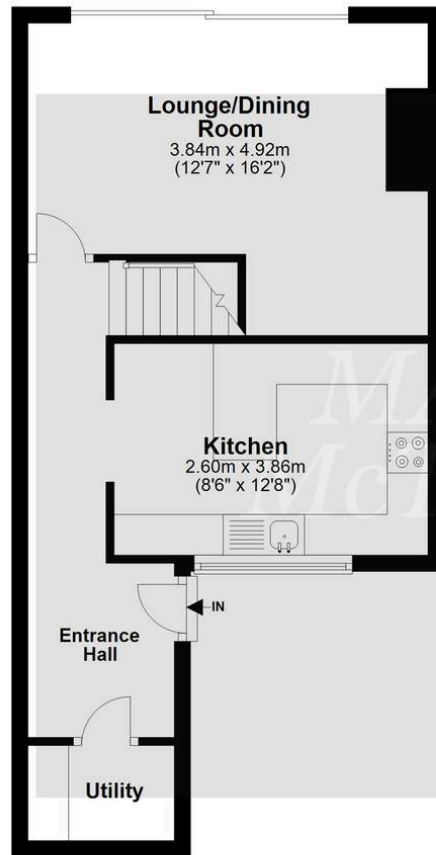
At the rear of the property, the bright living/dining room is enhanced by sliding doors that span the entire exterior wall, seamlessly connecting the indoor space with the garden during the warmer months. The room is decorated in neutral tones and features wood flooring, creating a warm and inviting atmosphere.

The staircase, located between the living room and kitchen, leads to the first floor, where you will find two bedrooms and the main bathroom. The master bedroom, situated at the back of the house, is a spacious retreat overlooking the garden. The second bedroom, located at the front, includes a generous built-in cupboard. The bathroom, also at the front, is fitted with a white suite comprising a bath with an over-bath shower, toilet, and vanity unit, all complemented by large grey tiles.

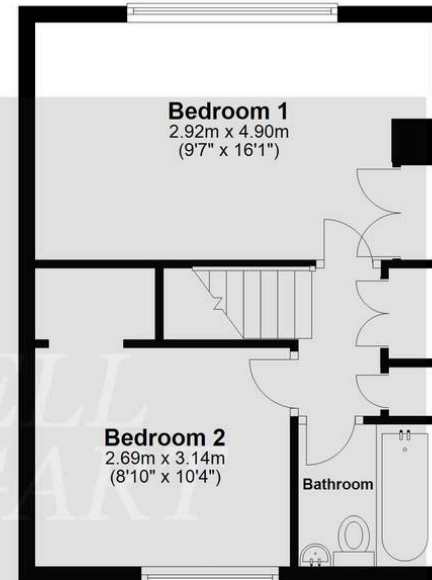
From the living room, you can access the rear garden, a fantastic outdoor space with an area of artificial grass, perfect for entertaining during BBQ season. The garden also features a lawn with ample room for a shed, and the back is enclosed by mature bushes and fencing, ensuring privacy.



Ground Floor
Approx. 38.5 sq. metres (414.4 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne - RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.