

1 Nightingale Cottages
Frantfield, Edenbridge, Kent, TN8 5FB



1 Nightingale Cottages

Frantfield
Edenbridge
Kent

TN8 5FB

M25 Godstone (J6) 10 Miles
Gatwick 18 Miles
Tunbridge Wells 13 Miles
Tonbridge 13 Miles
Sevenoaks 12 Miles
East Grinstead 10 Miles
Oxted 8 Miles

A recently constructed 3 bedroomed end of terrace cottage, offering well-presented accommodation, occupying a most convenient location within level walking distance of the High Street and mainline station.

- Entrance Hall
- Cloakroom
- Living Room/Dining Room
- Kitchen
- 3 Bedrooms, one with En-Suite Shower Room
- Family Bathroom
- Gas Fired Central Heating
- Sealed Unit Windows
- Garden
- Allocated Car Parking Space
- Visitors Car Parking Space

Price guide:

£345,000 Freehold

Viewing by appointment only
01732 862184 Property Ref: 08/09/15

Situation

Edenbridge town is located in the Kent countryside and developed from a river crossing in the Roman times, which subsequently evolved into a market town where it became a vital part of the Weald iron industry. The town is surrounded by greenbelt countryside and is famous for its historic and attractive buildings that line the High Street. There are a selection of shops serving day to day needs along with banks, chemists, post office and two supermarkets; Waitrose and Tesco. To the north of the town is a leisure centre with a swimming pool, squash court, dance studio and gymnasium.

The town has the benefit of two main line stations, Edenbridge Town Station to London Bridge/London Victoria via Oxted approximately 50 minutes and Edenbridge Station serving Tonbridge through to Reigate and London Bridge/London Victoria via Redhill.

Description

The property forms the end of a small select terrace of houses, located in a pedestrian walkway just off Edenbridge High Street. The accommodation is considered to be in excellent decorative order and is arranged over 3 floors.

At ground floor level there is a good sized entrance hall with oak laminate flooring which extends into the living area. The kitchen comprises a one and a half bowl stainless steel sink unit with single drainer set in a work top with cupboard, dishwasher and washer dryer under. There is an L shaped worktop with inset 4 ring gas hob, electric double oven, cupboards and drawers under. There is an integrated frost free fridge/freezer, range of wall mounted cupboards and extractor canopy. A cupboard houses a wall mounted gas fired boiler which serves the domestic hot water and central heating system. From the hall, a door gives access to a well-proportioned cloakroom with white suite and ceramic tiled flooring matching the kitchen.

The living room has a defined dining area along with oak strip flooring, useful deep storage cupboard under the stairs and door with side screen leading out to an attractive sun terrace.

At first floor level there are two bedrooms, both having fitted wardrobe cupboards, the larger of the two bedrooms currently being used as a study, and a family bathroom with white suite.

A staircase leads to the second floor master bedroom, with door to a good sized en-suite shower room with white suite shower cubicle, low level W.C. and wash basin and ceramic tiled floor. The loft space, which is limited, is boarded with an electric light.

In addition the property has the benefit of a gas fired central heating system with thermostatically controlled radiators and sealed unit window and doors. This property being the end of terrace has a view to the South over St Peter and St Paul's Church.

Outside

Front garden is mainly laid to lawn for ease of maintenance with exterior water tap, picket fencing and gate. To the rear there is paved terrace, level lawn, corner sitting area and exterior light point. The garden is well fenced boundaries and has rear pedestrian access. The car parking area is blocked paved and each of the cottages has its own allocated car parking space with 1 parking space allocated to visitors.

General Information:

Services:	All main services
Local Authority:	Sevenoaks District Council (01732) 227000
EPC Rating:	C-80
Council Tax:	Band D

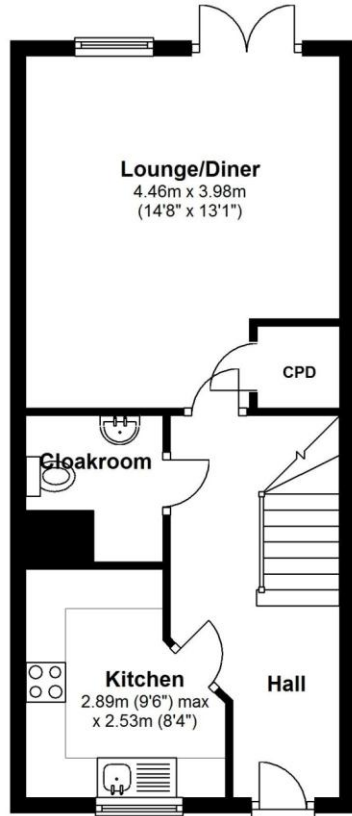
Directions

From our office in Edenbridge, proceed south taking the first turning on the left into Croft Lane. Proceed along Croft Lane (which becomes Forge Croft) and Frantfield will be found as a second turning on the right hand side. Proceed along Frantfield and the cottages will be found on the right hand side prior to the public car park.



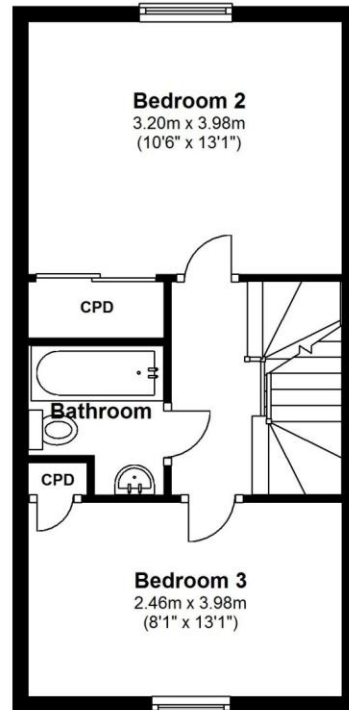
Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



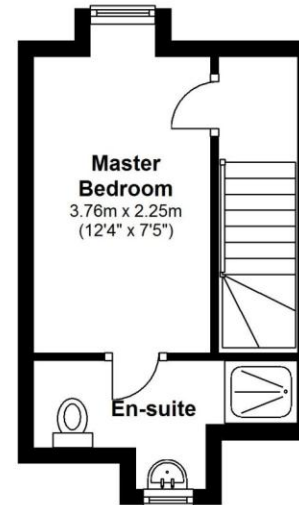
First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



Second Floor

Approx. 17.1 sq. metres (183.8 sq. feet)



Total area: approx. 89.7 sq. metres (965.3 sq. feet)

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