



2 The Mead, Cowden, Edenbridge, Kent, TN8 7HX

**Howard
Cundey**



2 The Mead,
Cowden, Edenbridge, Kent, TN8 7HX

Guide Price £395,000

Modern semi-detached home providing three bedroom accommodation with a good size living/dining room and fitted kitchen in secluded location on the outskirts of village

Entrance Hall • Living/Dining Room • Kitchen • Cloakroom
Three Bedrooms • Bathroom • Courtyard Garden • Garage • Parking

DESCRIPTION

This modern 3 bedroom semi-detached home provides charming accommodation in a position removed from passing traffic. On the ground floor there is a cloakroom, a generous living/dining room with wooden flooring and a Liveflame effect gas fire and a well fitted kitchen, which includes fitted appliances and granite work surfaces. On the first floor the main bedroom has a range of fitted furniture and enjoys views over the surrounding countryside. There are two additional bedrooms and a bathroom which is fitted in a white suite and also has a separate shower cubicle. Windows to the property are double glazed and heating is provided via a gas system to radiators. Externally there is front garden arranged for ease of maintenance and a courtyard garden to the rear. In addition there is a parking area and a single garage.

LOCATION

Situated in a secluded position on the outskirts of this picturesque village with its parish church, nearby local inn and much admired period buildings. The countryside around that village is renowned for its unspoilt natural beauty and many footpaths. East Grinstead town centre is about 6 miles to the west and offers a wide range of shops, stores and other amenities. The larger centre of Tunbridge Wells is about 8 miles to the east. For commuters Cowden station is about 1.5 miles away, with a faster train service available from Lingfield or Hildenborough. For the international traveller London Gatwick airport lies to the west.





GROUND FLOOR

RECESSED ENTRANCE PORCH: with entrance door to:

ENTRANCE HALL: with stairs rising to first floor level and door to understairs storage cupboard.

LIVING/DINING ROOM: 5.49m x 4.88m maximum dimensions with sliding patio doors to courtyard garden, wooden flooring, Liveflame effect gas fire.

KITCHEN: 3.35m x 2.69m fitted in contemporary style with range of granite work top surfaces and deep ceramic sink unit with mixer taps over and comprehensive range of wooden fronted drawer and floor storage units below with matching wall mounted units above and cooker hood over built in hob, built in oven and grill, space for further appliances.

CLOAKROOM: suite of low level wc and wash hand basin.

FIRST FLOOR

LANDING: with hatch providing access to loft area, door to airing cupboard with hot water cylinder and space for clothes storage.

BEDROOM ONE: 4.98m x 3.61m window overlooking rear aspect and range of fitted bedroom furniture.

BEDROOM TWO: 3.66m x 2.67m window overlooking front aspect.

BEDROOM THREE: 2.24m x 2.18m window overlooking front aspect.

BATHROOM: white suite of panelled bath with mixer taps, low level wc, pedestal wash hand basin, separate shower cubicle with fitted electric shower, full tiling to walls and floor, white ladder style heated towel rail.

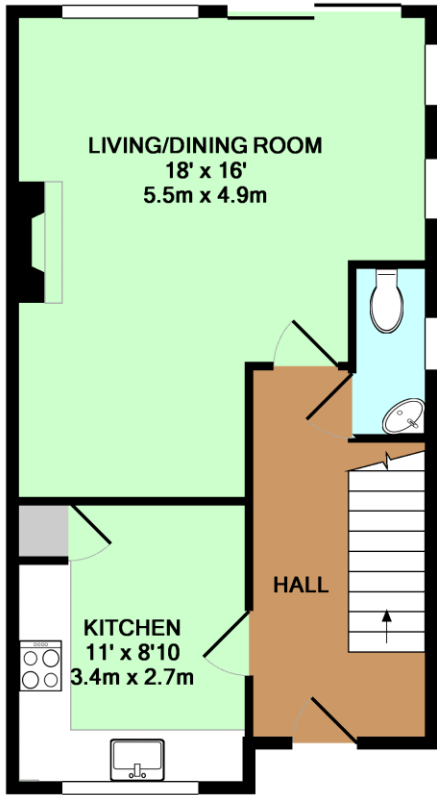
OUTSIDE

The front garden has been arranged for ease of maintenance and there is side access to the rear garden which is paved courtyard style with raised beds and fencing to the boundaries. To the front of the property is an area for residents parking along with a **SINGLE GARAGE**

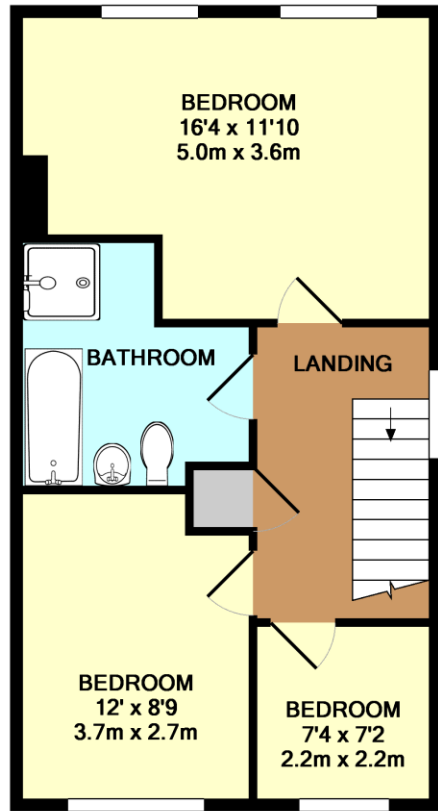




SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)



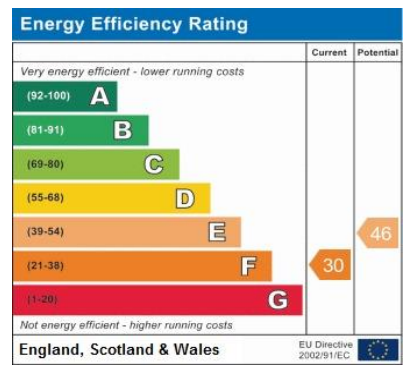
1ST FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.5 SQ.M.)



THE MEAD
TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.4 SQ.M.)
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ROUTE TO VIEW

From the north proceed to Edenbridge and having passed through the town centre continue for approximately 4 miles. Turn right signposted Cowden at the crossroads and proceed into the village. Take the turning into North Street, and after a short distance The Mead will be seen on the right hand side as a small turning off Priors Way.



The full EPC is available on request.

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