



**Eynsford Close, BR5 1DP**  
**Offers Over £475,000 Freehold**

'Chain Free' Two bedroom semi detached bungalow located within a quiet cul sac within easy reach of local shops and restaurants, Petts Wood Recreation grounds and fast train links to London. Comprising two double with fitted furniture, 18'3 x 10'5 lounge/diner, fitted kitchen, conservatory and family bathroom.

There is an East facing rear garden comprising large patio, Oval laid lawn section, mature tree and shrub borders. To the side is a detached garage with power, light and parking space in front accessed by a shared driveway. The frontage has paved parking space to side of driveway with mature shrub borders. Your earliest viewing is highly recommended.

**ENTRANCE HALL 5'11 x 3'10 (1.80m x 1.17m)**

Entrance hall with radiator, down lights and loft access to fully boarded loft with light.

**LOUNGE/DINER 18'3 x 10'5 (5.56m x 3.18m)**



Double glazed French doors and windows to rear, leading to conservatory. Radiator, feature fireplace with limestone mantle and hearth with real flame effect pebble fire (unused), spotlights, and Virgin cable point.

**FITTED KITCHEN 9'5 x 5'4 (2.87m x 1.63m)**



Double glazed windows to side and rear. Range of cream Shaker style wall and base units with work surfaces over and stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor hood over and electric oven below, concealed combination boiler, space and plumbing for washing machine, integrated fridge, down lights, part tiled walls and ceramic tiled floor.

**CONSERVATORY 15'2 x 6'5 (4.62m x 1.96m)**



Double glazed French doors and windows to rear and side, radiator and ceramic tiled floor.

**BEDROOM ONE 13' x 9'4 (3.96m x 2.84m)**



Double glazed window to front, radiator, range of base fitted cabinets, downlights and Virgin cable and telephone points.

**BEDROOM TWO 10'8 x 6' (3.25m x 1.83m)**



Double glazed window to front, radiator, fitted wardrobes, Virgin cable point and down lights.

### **FAMILY BATHROOM 7'7 x 5'4 (2.31m x 1.63m)**



Opaque double glazed window to front. White bathroom suite comprising of panelled bath with mixer taps, wall mounted electric shower and screen. Pedestal wash hand basin with mixer taps, low level WC, chrome ladder towel warmer, electric, shaver point, down lights, part tiled walls and ceramic tiled floor.

### **REAR GARDEN 45' x 35' (13.72m x 10.67m )**



Easterly facing garden mainly laid to lawn with paved patio area and mature tree and shrub borders.

### **DETACHED GARAGE**



Detached brick built garage with power and light, double glazed door to side and up and over door to front. Private parking space in front accessed via shared driveway.

### **FRONTAGE 25' x 15' (7.62m x 4.57m )**



Paved front garden providing off street parking with mature shrub borders

### **TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 47sqm (Approx. 462sqft)

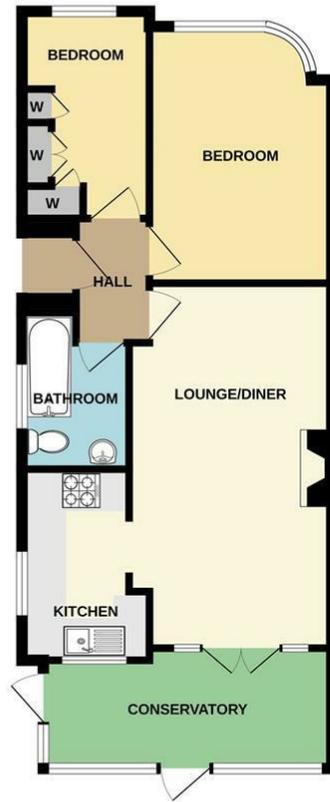
### **COUNCIL TAX BAND 'E'**

### **AGENTS NOTE**

Under the Estate Agency Act we declare that a member of staff at Edmund is a family member.

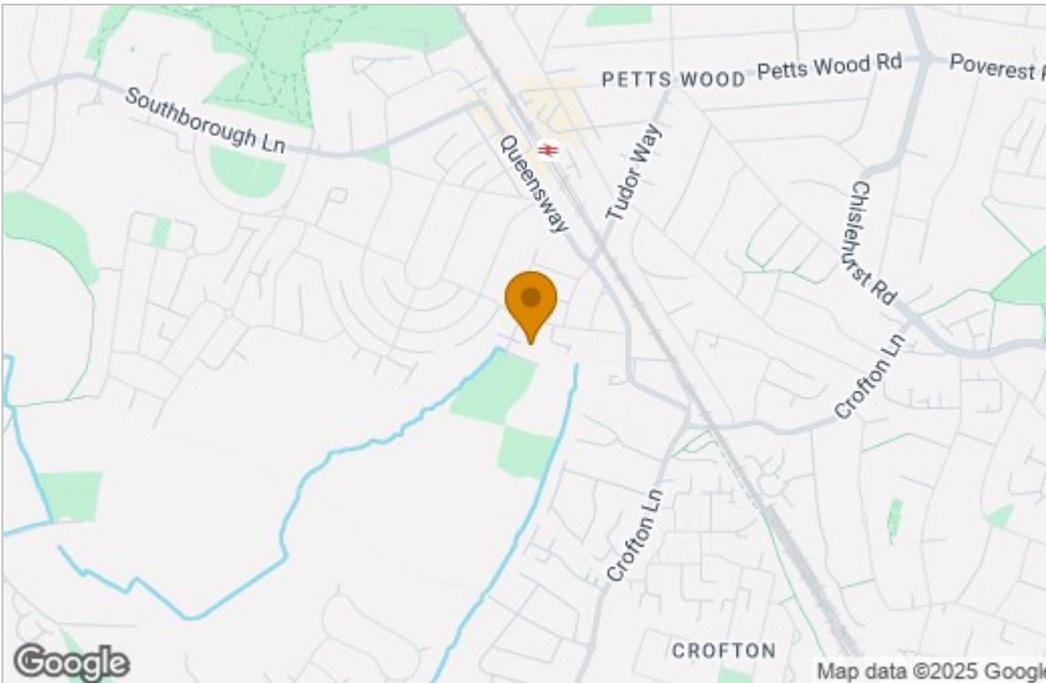
# Floor Plan

GROUND FLOOR

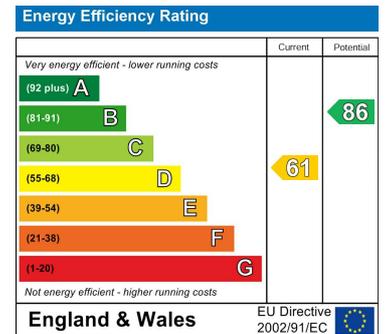


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.