



## Eynsford Close BR5 1DP

**Asking Price £335,000**  
**Leasehold**



- **GROUND FLOOR** Maisonette
- **Two Double Bedrooms**
- **South Facing Garden**
- **Cul-De-Sac Location**
- **Lease In Excess Of 900 Years**
- **Council Tax C**
- **Ground Rent £3.90 PA**
- **No Service Charge**



Offered to the market on a 'Chain Free' basis making the buying process much quicker, Edmund are delighted to present this lovely 2 bedroom, ground floor maisonette. The property is located towards the end of this wonderful cul-de-sac yet is close to local bus routes, Queensway and Station Square, Petts Wood mainline station and the ever popular Crofton Schools. The property offers two double bedrooms, the master benefitting from a range of built in wardrobes. There is also a fitted kitchen, bathroom and a spacious lounge with patio doors directly out to the South facing garden. The unexpired Lease term is well over 900 years, so with this in mind your early viewing is advised.

### FRONT

The front garden is laid to lawn and leads up to a double glazed multi panel front door.

### HALLWAY

Radiator, built in storage cupboard and fitted carpet.

### KITCHEN

7'2 x 6' (2.18m x 1.83m)

Double glazed window to rear. Fitted kitchen with a range of wall and base units with complementing roll top worksurfaces. Recessed sink with mixer tap and drainer to side. Space and plumbing for washing machine. Space for gas cooker fitted with extractor over.

### LOUNGE

11'11 x 10'5 (3.63m x 3.18m)

Sliding double glazed doors to rear leading out to the garden. Fireplace, radiator and fitted carpet.

### BEDROOM ONE

11' x 10'4 (3.35m x 3.15m)

Double glazed half bay window to the front. Range of built-in wardrobes. Radiator and fitted carpet.

### BEDROOM TWO

9'6 x 9'1 (2.90m x 2.77m)

Double glaze window to front. Radiator.

### BATHROOM

Double glazed windows to the side. Three piece suite comprising a panel bath with mixer tap and wall mounted shower. Pedestal wash basin with mixer tap and low level W.C. Tiled walls and Lino flooring.

### GARDEN

45' approx (13.72m approx)

Back onto local woodland and offering high levels of seclusion the garden is due South.

### DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Left at mini-roundabout into Towncourt Lane and second right into Shepperton Road. Eynsford Close is the second turning on the left.



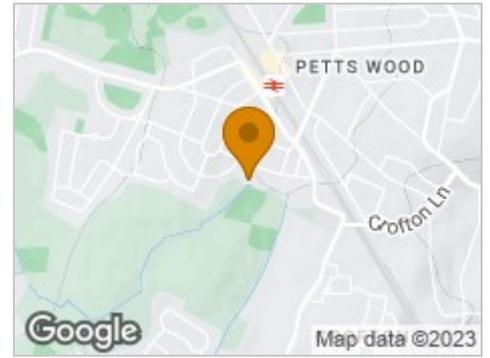
## Road Map



## Hybrid Map



## Terrain Map



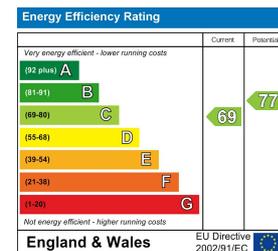
## Floor Plan



## Viewing

Please contact our Petts Wood Office on 01689 819991 or [pettswood@edmund.co.uk](mailto:pettswood@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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