



## Mill Hill Cottages, Mill Hill, Edenbridge

**£415,000** Freehold

**UNDER OFFER**

Three-bedroom end of terrace property offered with no onward chain. The property would benefit from modernisation, allowing the new owner to put their very own stamp on the property and design it to their taste and liking. It is understood that there is potential to re-configure and extend.

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## No onward chain

Three-bedroom end of terrace property offered with no onward chain. The property would benefit from modernisation, allowing the new owner to put their very own stamp on the property and design it to their taste and liking. It is understood that there is potential to re-configure and extend the house, and possibly potential to use the garage for alternative uses. The two double bedroom and one single property is just a short walk from Edenbridge High Street and mainline train stations. This property also benefits from having a secure sunny south westerly facing garden with the benefit of a rear and side access, the perfect spot for alfresco dining, and only a short walk from the river Eden and open countryside and walks. Offered with no onward chain.

- Three bedrooms, 2 of which are doubles
- End of terrace property
- Sunny southwest facing rear garden
- Private off-road parking
- Garage en-bloc with access from the rear garden
- Would benefit from modernisation, opportunity to Extend (STP)
- Walking distance of local amenities
- Close to mainline train stations & transport links
- Separate sitting & dining room
- Downstairs WC
- No onward chain

The front door leads you into an entrance hall with downstairs cloakroom. A door leads to the first reception room with stairs leading to the first floor and door to a separate kitchen. From the first reception room a door leads you into the second reception room, with access to the garden. It is understood that subject to planning there is potential to remove the wall and create an open plan reception room.

Stairs lead to the first floor where there are three bedrooms and a family bathroom. There are two double bedrooms and one single bedroom. There is a spacious family bathroom which would benefit from modernisation.

To the outside there is a bright and sunny rear garden, perfect for entertaining friends and family. The property also has a front garden, side access and a rear access.

The property has a detached garage en-bloc. This garage could be accessed via the garden and be used for a number of alternative uses, such as a home office or craft studio. The parking is situated to the rear of the property.

Services: All main services: Water, electricity, gas and sewage.

Council tax band: D

EPC Rating: C 69

Local Authority: Sevenoaks District Council

Tenure: Freehold

Edenbridge is a small market town with an attractive medieval high street surrounded by countryside with a selection of shops, pubs, restaurants and a cottage hospital with MIU. There are many schools in the surrounding area. Local recreational amenities include a leisure centre with swimming pool, golf courses and a number of local National Trust properties.

Edenbridge benefits from two mainline train stations offering services to London in about 40 minutes, Gatwick in 35 minutes and Tonbridge in 15 minutes. The M25 can be easily accessed at either junction 6 (Godstone) or junction 5 (Sevenoaks). Gatwick airport is about 18 miles and the Channel Tunnel about 65 miles allowing easy access to the Continent.

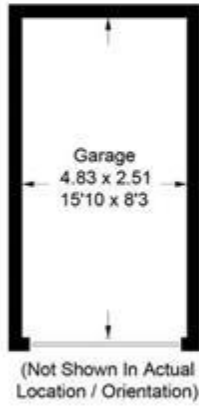


M25 Godstone (J6) 10 miles  
Oxted 8 miles  
East Grinstead 10 miles  
Sevenoaks 12 miles  
Tunbridge Wells 13 miles

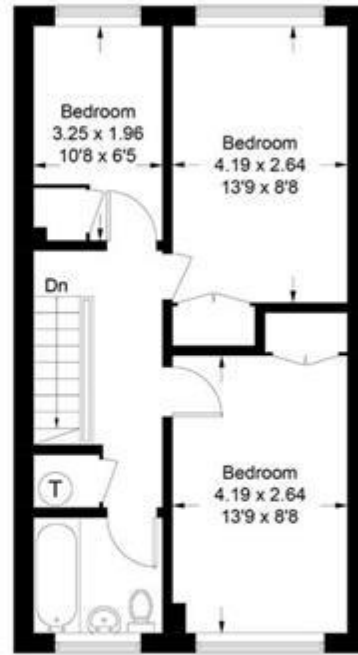
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden



Approximate Gross Internal Area = 87.6 sq m / 943 sq ft  
Garage = 12.1 sq m / 130 sq ft  
Total = 99.7 sq m / 1073 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1053962)  
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