



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£1,000,000**

**Freehold**

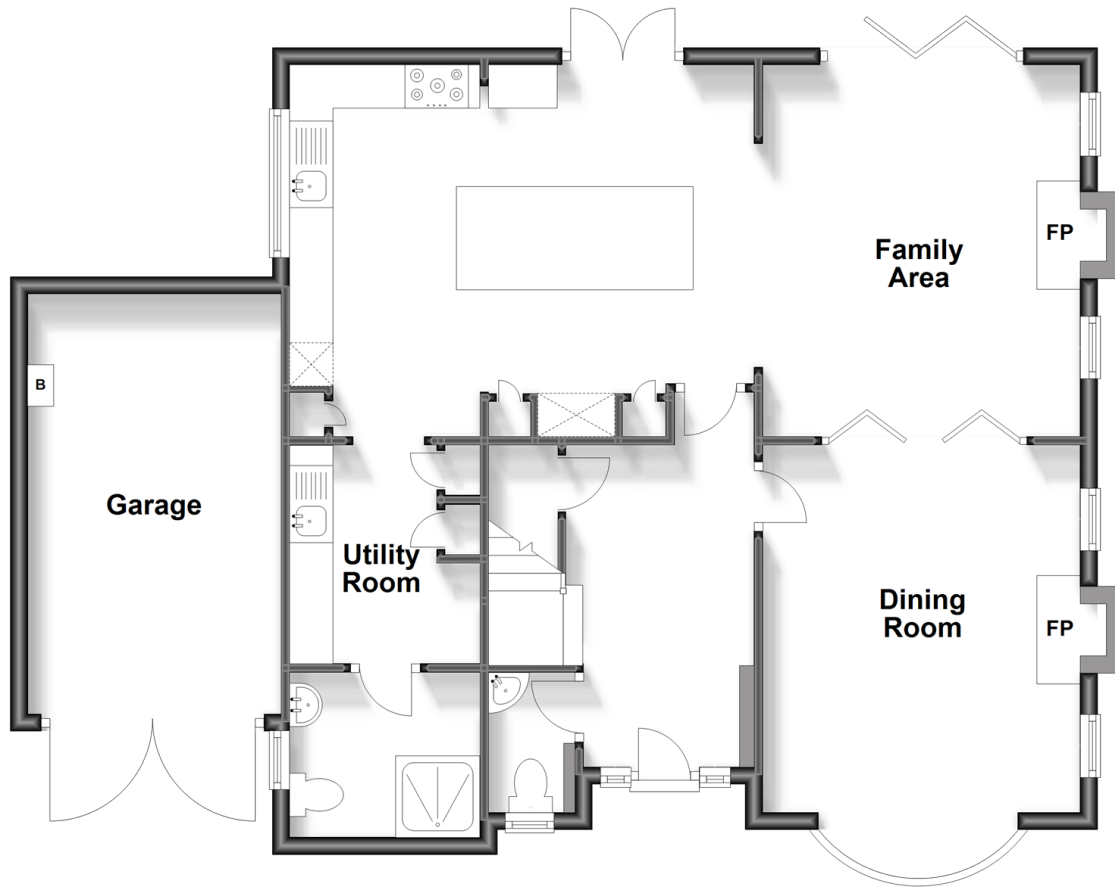
4x  3x  2x 

**Eynsford Rise, Eynsford,  
Kent, DA4**

*Wards*  
Helping you move forwards

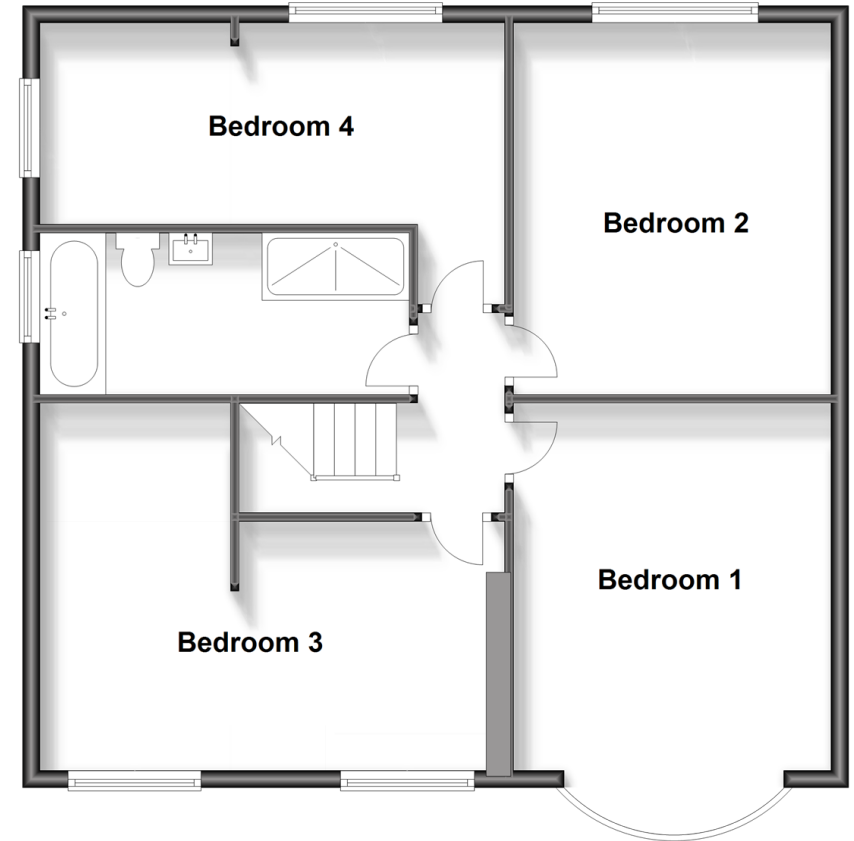
## Ground Floor

Approx. 93.1 sq. metres (1002.0 sq. feet)



## First Floor

Approx. 79.0 sq. metres (850.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloak Room  
Dining Room: 13'9 x 11'9 (4.19m x 3.58m)  
Kitchen Area: 14'11 x 11'7 (4.55m x 3.53m)  
Family Area: 17'9 x 13'8 (5.41m x 4.17m)  
Utility Room: 8'2 x 6'8 (2.49m x 2.03m)  
Shower Room: 6'8 x 5'5 (2.03m x 1.65m)

Bedroom 2: 17'2 x 8'9 (5.24m x 2.67m)  
Bedroom 3: 14'10 x 11'9 (4.52m x 3.58m)  
Bedroom 4: 14'0 x 11'9 (4.27m x 3.58m)  
Bathroom: 14'5 x 6'0 (4.40m x 1.83m)

### OUTSIDE

Front Garden  
Side Garden  
Rear Garden  
Garage

### FIRST FLOOR

Landing  
Bedroom 1: 17'5 x 7'6 (5.31m x 2.29m)





## Main features

- Fabulous detached house
- Large drive and garden to front
- Attached garage
- Short walk to Eynsford train station
- Close proximity to local schooling and community activities



### Nearest Schools

Primary Schools: The Anthony Roper Primary 0.8 miles, St Bartholomew's Catholic Primary, Swanley 2.9 miles, West Kingsdown CofE VC Primary 2.9 miles

Secondary Schools: Parkwood Hall School 4.0 miles, The



### Transport Information

Train Stations: Eynsford 0.1 miles, Shoreham 2.6 miles, Otford 3.4 miles



### Address

Eynsford Rise, Eynsford, Kent, DA4



### Directions

For directions to this property please contact us.







Call Eynsford Branch 01322 862844 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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