



**OVER 60?**

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

**Price**

**£750,000**

**Freehold**

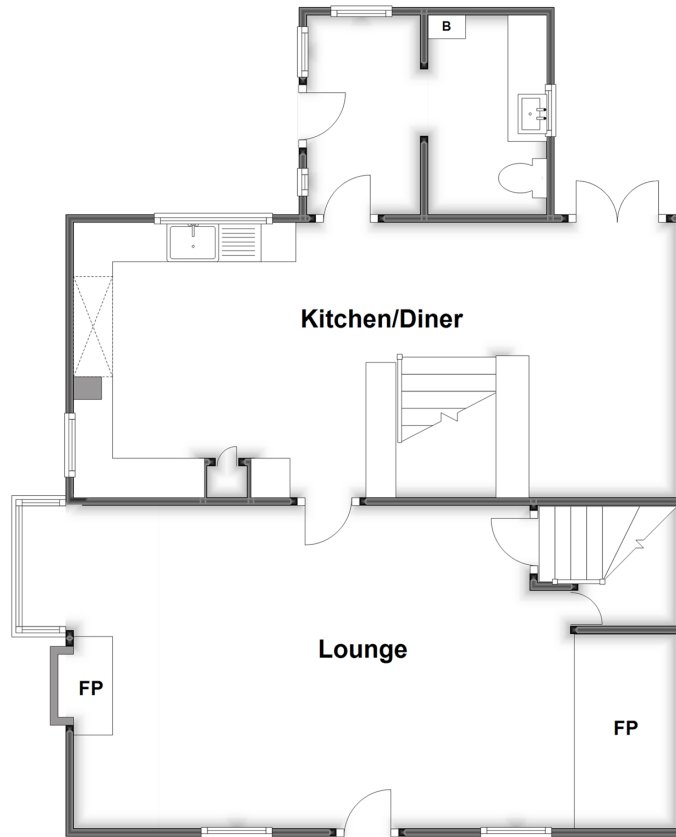
3x  1x  2x 

**Station Road, Eynsford,  
Dartford, Kent, DA4**

*Wards*  
Helping you move forwards

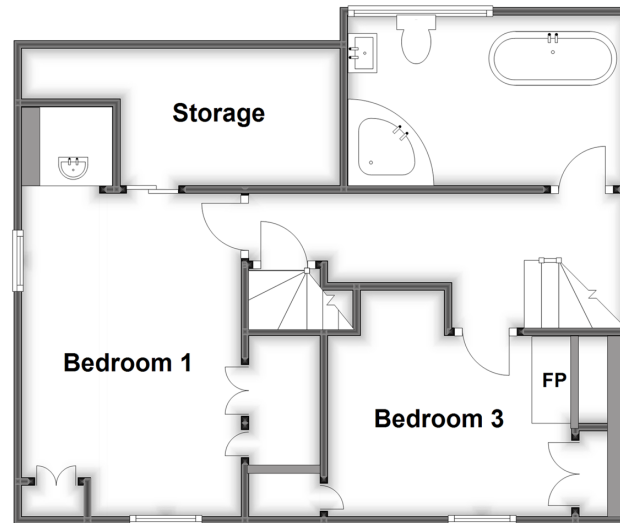
### Split Level Ground Floor

Approx. 68.3 sq. metres (735.7 sq. feet)



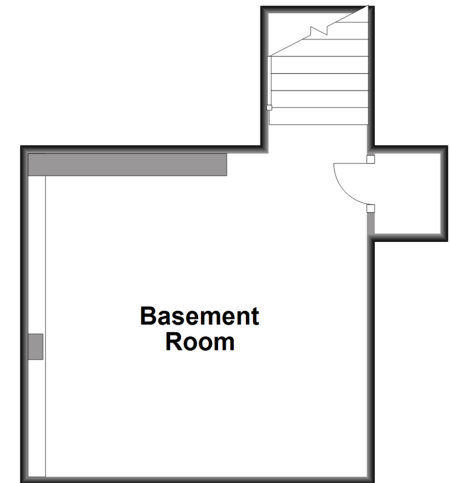
### Split Level First Floor

Approx. 47.6 sq. metres (512.4 sq. feet)



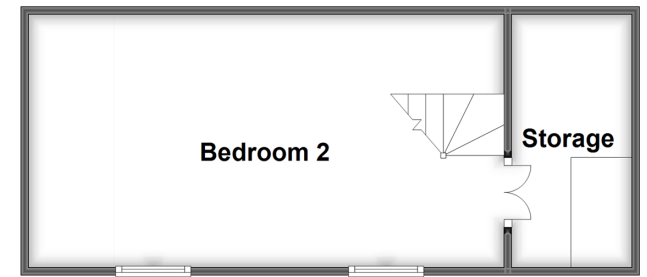
### Basement

Approx. 21.0 sq. metres (226.3 sq. feet)



### Second Floor

Approx. 24.9 sq. metres (267.9 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall  
Lounge: 19'8 x 14'6 (6.00m x 4.42m)  
Kitchen/Diner: 25'5 x 9'8 (7.75m x 2.95m)  
Toilet

### BASEMENT

Basement Room: 13'5 x 11'9 (4.09m x 3.58m)

### SPLIT LEVEL FIRST FLOOR

Landing  
Bedroom 1: 15'0 x 9'5 (4.58m x 2.87m)  
Bedroom 3: 8'5 x 7'6 (2.57m x 2.29m)  
Bathroom: 11'6 x 7'0 (3.51m x 2.14m)  
Storage

### SECOND FLOOR

Bedroom 2: 19'5 x 10'4 (5.92m x 3.15m)  
Storage

### OUTSIDE

Lovely Lawned Rear Garden  
Paved Patio Area  
Outbuilding (Used as a Gym)  
Outbuilding (Used as Workshop)





## Main features

- Charming semi-detached house
- Fantastic central location
- Short walk to Eynsford train station
- Lovely rear garden with 2 outbuildings
- Short drive to motorway network including A2/M2, M20 and M25



### Nearest Schools

Primary Schools: The Anthony Roper Primary 0.4 miles, St Pauls' C of E Voluntary Controlled Primary 2.8 miles, Crockenhill Primary 3.1 miles

Secondary Schools: Parkwood Hall School 3.6 miles,



### Transport Information

Train Stations: Eynsford 0.3 miles, Shoreham 2.7 miles, Farningham Road 3.3 miles



### Address

Station Road, Eynsford, Dartford, Kent, DA4



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

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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