



**OVER 60?**

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

**Price**  
**£600,000**

**Freehold**

3x  2x  2x 

**Edwards Court,  
Pollyhaugh, Eynsford,  
Dartford, Kent, DA4**

*Wards*  
Helping you move forwards



## Main features

- Detached garage and off road parking
- Idyllic village location
- Fantastic local commuting links
- Great school's including Anthony Roper primary
- Low maintenance garden

## Accommodation

### GROUND FLOOR

- Hallway
- Lounge: 15'5 x 10'10 (4.70m x 3.30m)
- Dining Room: 9'7 x 8'1 (2.92m x 2.47m)
- Kitchen: 11'8 x 9'2 (3.56m x 2.80m)
- Cloakroom: 6'5 x 2'11 (1.96m x 0.89m)

### FIRST FLOOR

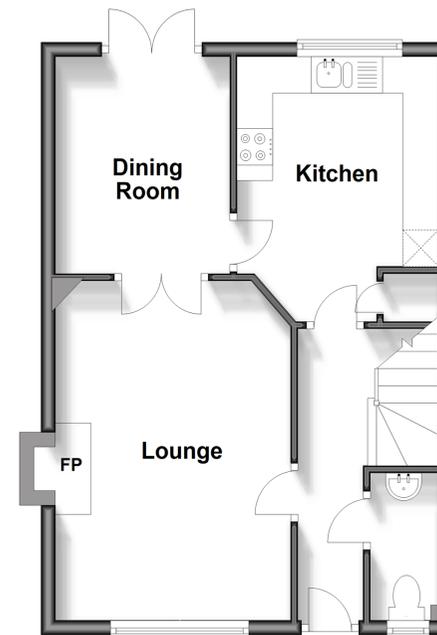
- Landing
- Bedroom 1: 11'8 x 8'10 up to fitted wardrobes (3.56m x 2.69m)
- En-Suite Shower Room: 6'0 x 3'2 (1.83m x 0.97m)
- Bedroom 2: 11'6 x 9'9 (3.51m x 2.97m)
- Bedroom 3: 8'7 x 6'11 (2.62m x 2.11m)
- Bathroom: 6'7 x 6'3 (2.01m x 1.91m)

### OUTSIDE

- Garage
- Off Road Parking

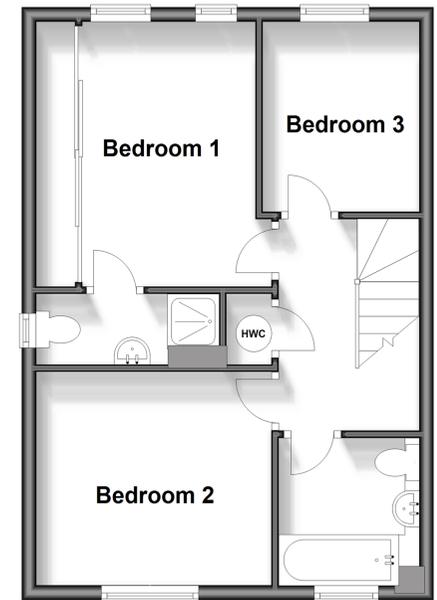
### Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



### First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



**Call Eynsford - 01322 862844 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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