



The Laurels High Street, Edenbridge

Guide Price £850,000

MADDISONS
RESIDENTIAL



Location

This detached single storey house is situated towards the southern end of Edenbridge High Street, close to Hever Road and within convenient reach of local shopping facilities, leisure amenities and countryside walks. Despite its central location, the property enjoys an exceptional degree of privacy and seclusion. Edenbridge benefits from a range of everyday amenities including parks, a leisure centre with swimming pool, cinema and rail connections to London, with two stations serving the capital and surrounding areas. The surrounding countryside and nearby villages provide excellent recreational opportunities, making this an ideal location for families and those seeking a balance between convenience and rural living.





GARDEN

A particular feature of The Laurels is the exceptional outdoor space. The mature gardens wrap around the bungalow and enjoy east, south and west-facing aspects, creating excellent sunlight throughout the day. The plot feels highly secluded, private and completely unoverlooked whilst remaining remarkably convenient for the town centre. The main gardens are predominantly level and laid to lawn, bordered by mature planting, specimen trees and a magnificent willow tree. A terrace area sits directly to the rear of the property, accessed from the kitchen and dining room, providing an ideal setting for outdoor dining and entertaining. There is also gated access onto Hever Road, offering useful secondary access for gardening or maintenance works. Buyers should note that Sevenoaks District Council retains access rights to the rear land for maintenance of the field beyond, accessed no more than twice annually.

DRIVEWAY

6 Parking Spaces

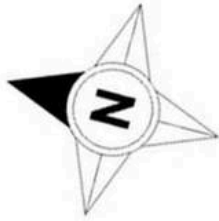
To the front of the property is an extensive driveway providing parking for more than six vehicles .

DOUBLE GARAGE

2 Parking Spaces

There is also a detached double garage featuring an electric door.





High Street, TN8

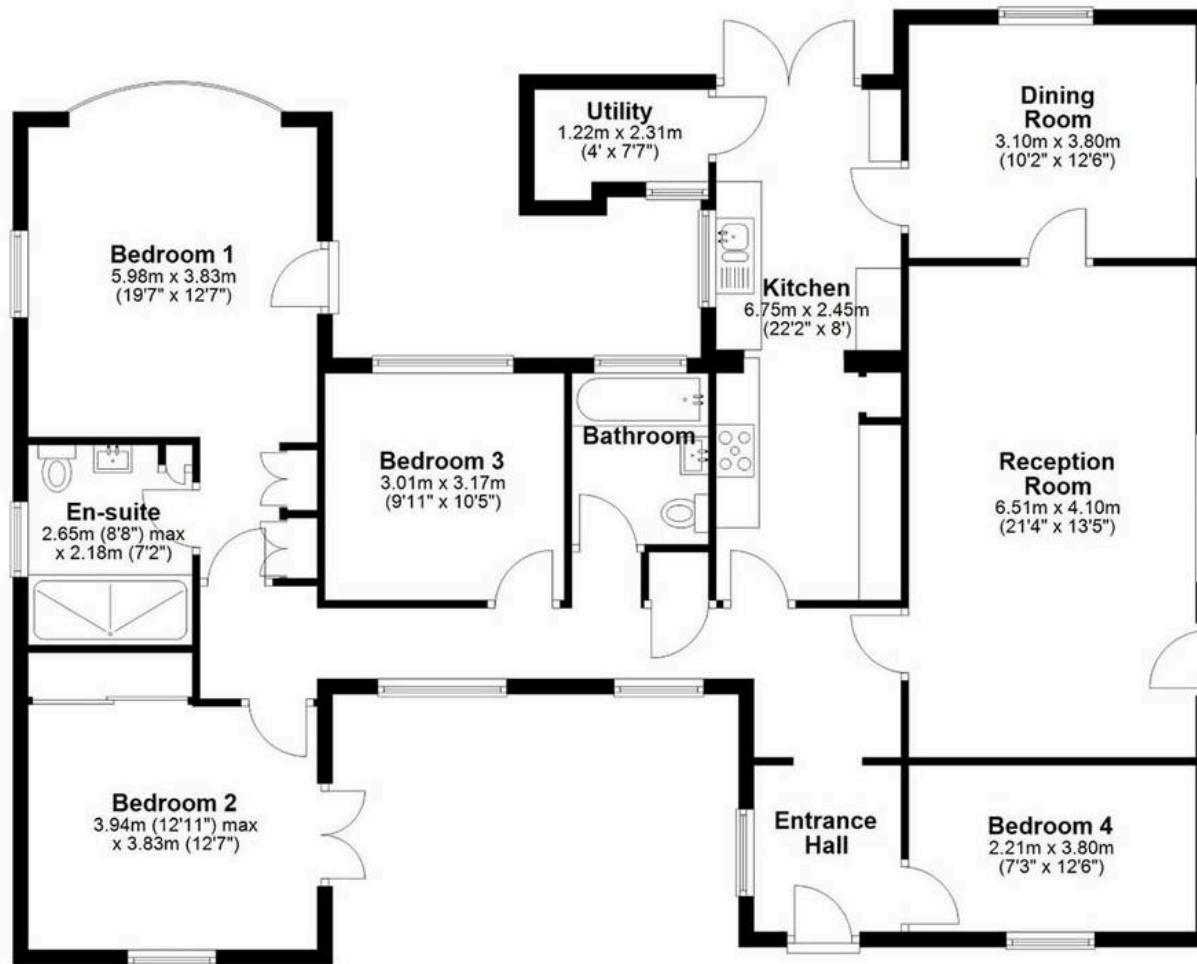
Approximate area = 1630.1 sq ft / 151.5 sq m

Garage = 459.5 sq ft / 42.7 sq m

Total area = 2089.6 sq ft / 194.2 sq m

For identification only, not to scale.

Ground Floor





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