

**01322 666452**

Open 7 Days

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Set in the beautiful Village of Eynsford surrounded by stunning Countryside Views over the stream and fields to the rear for as far as the eye can see, lies this beautiful two bedroom house. If you are over 55 then this is the perfect home to put your feet up and enjoy the quiet side of life. The lounge boasts patio doors over looking the fields and stream, with wildlife surrounding you. Benefiting from a shower room to the ground floor and bathroom to the first floor, a garage en block and on road parking  this property really does need to be seen to be fully appreciated.

**Guide Price £330,000**

**Old Mill Close**

Dartford, DA4 0BN

**Entrance Hall**

Partly glazed hardwood entrance door. Double glazed window to front. Laminate wood flooring. Under stairs storage cupboard.

**Kitchen**  *11' 5'' x 8' 4'' (3.48m x 2.54m)*

Double glazed window to front. Amtico flooring. One and half single drainer sink unit with mixer taps. Chrome heated towel rail. Boiler cupboard. Range of wall and base units with built in oven hob and extractor fan with integrated fridge freezer. Washing machine.

**Lounge**  *14' 0'' x 12' 0'' (4.26m x 3.65m)*

Double glazed patio doors leading to garden with a view. Amtico flooring. Coved ceiling. Two radiators.

**Shower room**

Double glazed frosted window to rear. Amtico flooring. Chrome heated towel rail. Sher cubical. Hand wash basin with cupboard underneath. Low level w/c. Extractor fan.

**Landing**

Carpet. Access to partly boarded loft with pull down ladder. Double radiator. Built in airing cupboard.

**Bathroom**

Double glazed frosted window to rear. Amtico flooring. Tiled splash back. Chrome heated towel rail. Panel bath. Low level w/c. Hand wash basin with cupboard underneath.

**Bedroom 1** *15' 8'' x 13' 5'' (4.77m x 4.09m)*

Double glazed window to front. Amtico flooring. Radiator. Coved ceiling. Fitted wardrobes.

**Bedroom 2** *10' 0'' x 9' 2'' (3.05m x 2.79m)*

Double glazed window to rear with a view over the stream and fields. Amtico flooring. Radiator. Fitted wardrobes.

**Garden**

Small paved area.

**Communal garden**

Laid lawn. Close to stream.

**Garage**

Up and over door. En bloc.

**Service Charges**

We have been told by the vendor that the charges are £3,287.46 per year. You will need to get your solicitor to check these details.

*Viewers notes...*

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.

**EPC Rating: D**

**Council Tax Band: D**

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