

2 Eden Way, Kings Hill









# 2 Eden Way, Kings Hill ME19 4GY

*Contemporary Detached 5-Bedroom Family Home*

## **Accommodation Summary**

- Immaculately presented detached house
  - Premier position
  - 2,341 square foot
  - 2 spacious reception rooms
- 5 double bedrooms, one en-suite
  - 2 bathrooms
- Integral garage/games room
  - Landscaped garden
  - Off street parking
  - No onward chain



Tel: 01892 514 189

55 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

[www.flyingfishproperties.co.uk](http://www.flyingfishproperties.co.uk)





A smart white weather board exterior with first floor balcony and pretty windows invites you into the broad light hallway. Its doors lead off in every direction with an abundance of windows and fully glazed doors reflecting natural light across the warm wooden floors.

The impeccable design of the house offers an incredible sense of light and space which has been further complimented by the owners' eye for detail. Each room is beautifully decorated in neutral shades of the Farrow and Ball colour palette delivering tranquillity and elegance in equal measure.

There are two immaculate reception rooms the larger of which is dual aspect, stretching from the front of the house to the back. A beautiful stone fireplace invites the fire to be lit transforming a cold night into a warm and inviting one, whilst the back wall of fully glazed French doors open onto the terrace bringing in restful views of the garden.

The well-designed kitchen has plenty of room for a large family dining table to be placed in front of the double glass doors flooding the room with light and views of the garden and making this the hub of the ground floor. The streamlined kitchen offers an abundance of sleek cream cabinetry, counter space and integrated appliances including a NEFF double oven, 6 ring gas hob and extractor, dishwasher, microwave and fridge/freezer.

A converted integral garage is now a family play room allowing the kids an adult free entertainment zone. It is the ideal family addition with direct access to the off road parking area, space for coats and shoes and access into two separate utility areas both hiding the utility machines with plenty of bespoke cabinetry providing ample storage and a further fridge/freezer.

Light streams onto the central staircase from a picture window drawing you up to the first floor's family bathroom and three double bedrooms, one of which is currently set up as a home office. The romantic master bedroom has a discreet dressing area with plenty of fitted wardrobes and a stylish en-suite with underfloor heating.

Up the stairs to the second floor there are two further generously sized double bedrooms overlooking the garden and a modern shower room with underfloor heating.

The garden has been cleverly landscaped to extend the family living areas with a decked area ideal for housing a large BBQ, a paved sun terrace perfect for alfresco dining and entertaining and a pretty lawned area edged with box hedging and with a chic water feature. There is even a large shed and a space for growing vegetables.

This immaculate family home needs to be seen to appreciate the superior quality of its space, light and design.







Covered entrance to opaque part double glazed front entrance door, which opens to:

**Large entrance hall:** 23'1 x 11'10" with tiled floor with electric underfloor heating, alarm unit, radiator with cover and doors to:

**Cloakroom:** with front aspect opaque window, wall mounted wash basin and low level WC.

**Reception 1/Dining Room:** 12'6 x 11'11" Double glazed front aspect bay window with views of the street, wooden floor and radiator.

**Reception 2/Sitting Room:** 25'11 x 11'11" Double glazed front aspect bay window with views of the street, stone mantle and hearth, cast iron fire basket, rear aspect double glazed floor to ceiling windows and double French doors opening onto the garden, wooden floor and radiator.

**Kitchen/Breakfast Room:** 19' x 11'11" Triple aspect double glazed rear and side windows, double glazed French doors onto the patio area, NEFF double oven, 6 ring gas hob and extractor, sink and drainer, integrated appliances: dishwasher, microwave and fridge freezer, tiled floor and radiator. The kitchen has plenty of worktop space and a good selection of eye and base level units.

**Utility Room:** 7'11 x 6'7" with a selection of eye and base level units, wine fridge, sink and drainer, tiled floor and door to garage/games room.

**Integrated Garage/Games Room:** 24'6 x 8'6" space for coats and shoes, wooden floor, door to off road parking space at rear, radiator and door into further utility space with bespoke eye and base level units, sink and drainer, washing machine/dryer and fridge freezer.

Stairs up to first floor with doors to:

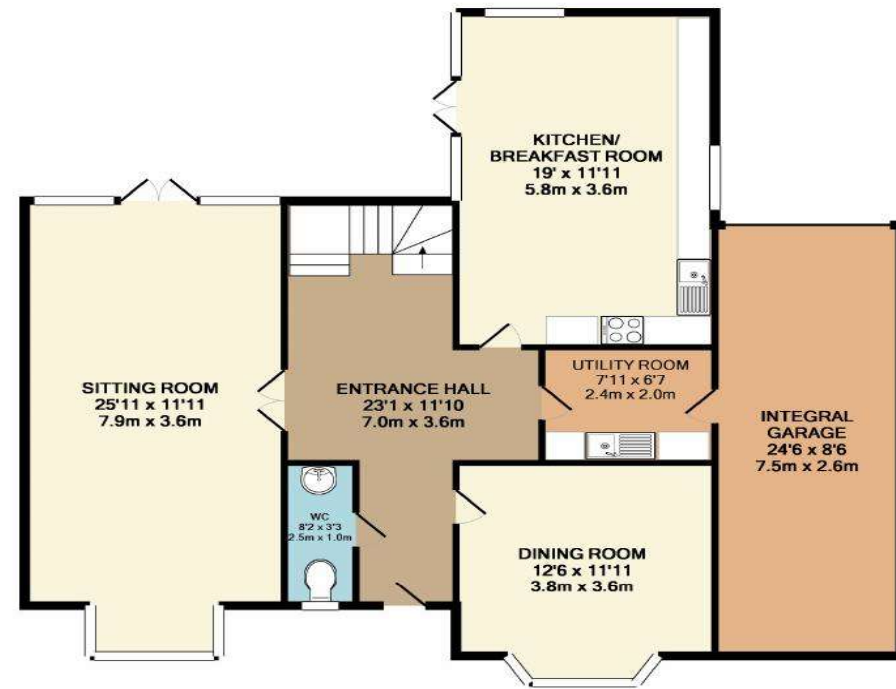
**Master Bedroom:** 23'7 x 11'11" Double glazed front aspect window with views of the street, dressing area with bespoke fitted wardrobes, wooden floor, radiator and door leading to:

**En-Suite:** 10'11 x 5'11" Double glazed opaque side aspect window, double walk in shower enclosure, vanity unit with integral wash basin, low level WC heated towel rail, wooden floor with electric underfloor heating and radiator.

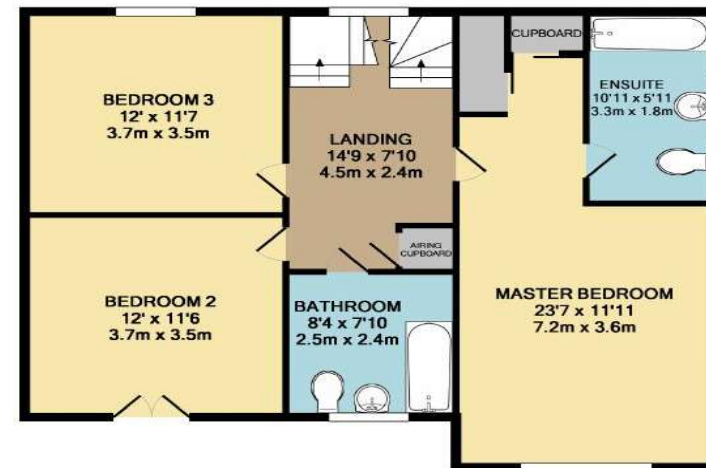
**Bedroom 2:** 12' x 11'6" Double glazed front aspect French doors opening onto the balcony with views of the street, wooden floor and radiator.



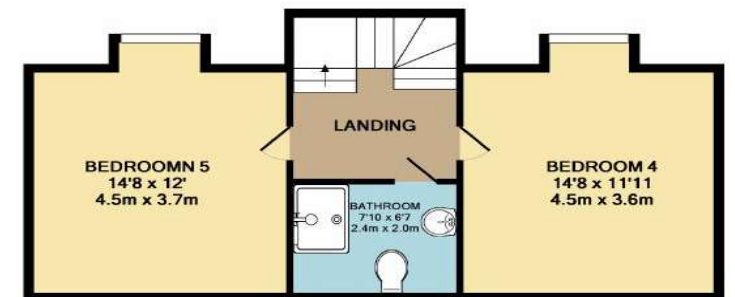




GROUND FLOOR  
APPROX. FLOOR  
AREA 1126 SQ.FT.  
(104.6 SQ.M.)

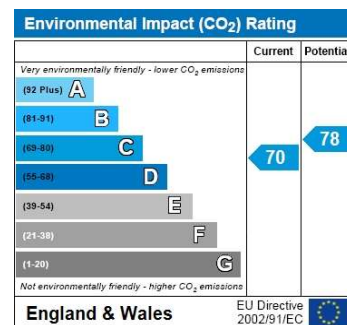
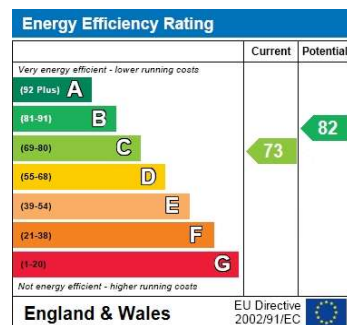


1ST FLOOR  
APPROX. FLOOR  
AREA 764 SQ.FT.  
(71.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2341 SQ.FT. (217.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016







**Bedroom 3:** 12' x 11' 7" Double glazed rear aspect window overlooking the garden, wooden floor and radiator.

**Bathroom:** 8' 4" x 7' 10" Double glazed opaque front aspect window, panel enclosed bath with shower over, vanity unit with integral wash basin, low level WC, heated towel rail, tiled walls and floor with electric underfloor heating.

Storage cupboard housing immersion heater and shelving for linen.

Stairs up to second floor:

**Bedroom 4:** 14' 8" x 11' 11" Rear aspect double glazed window overlooking the garden, wooden floor and radiator.

**Bedroom 5:** 14' 8" x 12' Rear aspect double glazed window overlooking the garden, wooden floor and radiator.

**Shower Room:** 7' 10" x 6' 7" with walk in shower enclosure, pedestal wash basin, low level WC, heated towel rail and tiled floor with electric underfloor heating.

**Outside:** Landscaped garden to the front, side and rear of the house laid partly to lawn with mature shrubs, trees, flower beds and borders, water feature, vegetable patch, paved terraced area, gravelled area, wooden shed and gate to street access at rear.

**General:**

Tenure: Freehold

Local authority: Tonbridge and Malling Borough Council

Council tax: Band G (£2,662 p/a)

EPC: C (73)





