



11 Johns Road

Meopham, Gravesend, DA13 0LP Freehold

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Asking Price £850,000

A rarely available detached 1930's house with a generous south facing garden located a few minutes walk from Meopham mainline rail station. With five bedrooms, three reception rooms and three bath/shower rooms. In our opinion the property offers excellent potential to extend at the rear subject to local authority consent.

Overview

- Well stocked south facing garden
- Close to Meopham rail station
- Potential to extend (subject to consent)
- 0.3 Acre plot
- 5 Bedrooms
- Council Tax G
- EPC rated D
- Fitted kitchen with granite work tops
- Close to local amenities
- Master bedroom with en-suite

Description

This substantial 1930's family home is sited on a generous plot of 0.3 acres and is offered to the market for the first time in nearly 40 years. The property has a storm and entrance porch and is entered via an original oak door with leaded light insert into the entrance hall that has typical period features such as round edge walls. The main reception room has an attractive bay window that is south-facing overlooking the garden as well as patio doors. The separate drawing room that is adjacent to the fitted kitchen-diner that has gloss wall and base units under granite work tops with all large appliances to remain. The utility room has a sink and plumbing for appliances. There is third reception room that is ideal as a study. A small lobby that leads to the double garage and a cloakroom/WC complete the ground floor accommodation. The first floor has five bedrooms with the master having an en-suite bathroom and separate large walk-in cupboard, there is also a further shower room and bathroom.

At the front of the property is a block-paved driveway providing ample parking and access to the double garage and a well maintained hedge running across the front boundary. The level rear garden is approximately 165' in depth and has a patio running across the full width. The garden of this property is a delight and is very well stocked with a large variety of trees shrubs and flowers.



Location

Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are outstanding local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found at nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

Viewings

Strictly by prior arrangement with Kings

Directions

From our Meopham office Johns Road is directly opposite, the property is found a short way along on the left hand side.



Johns Road, DA13

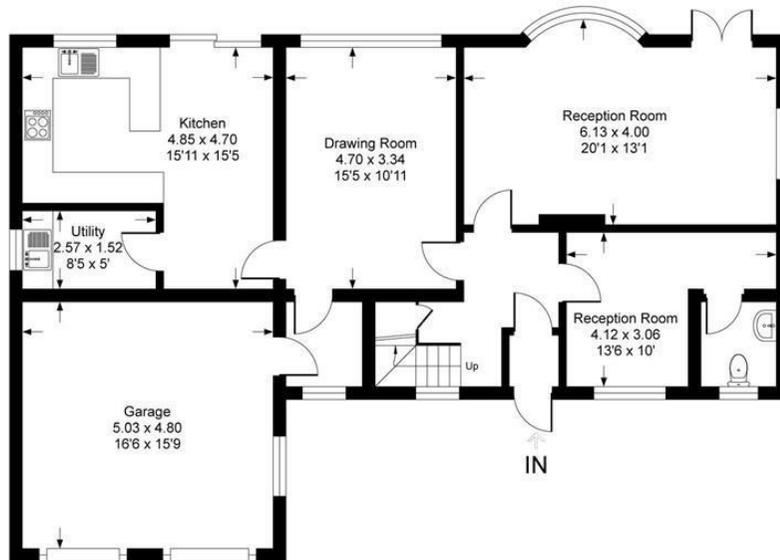
Approximate Gross Internal Area = 166 sq m / 1784 sq ft

Approximate Garage Internal Area = 24 sq m / 254 sq ft

Approximate Total Internal Area = 190 sq m / 2038 sq ft



Garden Extends to
50.30 x 18.50
165' x 60'8"
(Approx)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix

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