



99 Rhododendron Avenue

Culverstone, DA13 0TU Freehold



4



3



1



D

Asking Price £775,000

An impressive detached family home sited on a generous plot of 0.5 acres of attractively landscaped gardens. The property is presented in excellent order throughout and has four bedrooms, three en-suites and open plan living accommodation.

Overview

- 0.5 Acre plot
- Four bedrooms
- Three en-suite shower rooms
- Landscaped garden
- Double garage and ample parking
- 2200 sq ft
- Open-plan living accommodation
- Oak internal doors
- Modern fitted kitchen
- Planning permission granted for 12m x 4m rear extension

Property description

The accommodation comprises a newly built storm porch with pitched and tiled roof and substantial oak beams. The main living accommodation on the ground floor is open-plan with a central staircase to the first floor. There are two sets of patio doors to the rear onto the garden, wood flooring and a solid fuel fire set in an attractive stone fireplace. The kitchen-dining room is comprehensively fitted with high-gloss wall and base units including full height cupboards with granite work tops. Built-in appliances include double oven, fridge-freezer, microwave and dishwasher. There is another set of patio doors and single door onto the garden. There are four bedrooms to the first floor, all with fitted/built-in wardrobes. All four bedrooms are served by three modern ensuite shower rooms.

The grounds extend to 0.5 acres and comprise a large driveway providing off-road parking for several vehicles and access to the detached double garage which has two electric roller doors and store room above accessed via an external staircase. A carport at the side of the garage provides extra covered parking. The rear garden has been extensively landscaped with a very large patio across the width of the property. There is a central level lawn with a screened retaining wall. Other garden features include a raised pergola surrounded by sleeper enclosed shrub beds, two large sheds, vegetable beds, summerhouse and fruit trees.



Location

Culverstone is located between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/25 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Borough Green mainline rail station is approximately 4 miles away, Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are local primary schools within Culverstone and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. Local shops are found nearby and in Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (20 mins).

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham Road for approximately 3 miles and turn left into Whitepost Lane. Take the first turning on the left into Carters Hill Lane and turn left again at the end into Rhododendron Avenue. The property is found approximately 400 yards down on the left hand side. what3words location finder///rail.maybe.bronze

Property information

Mains water and electric. Electric heating. Tricel UK 6 Sewage Treatment Plant. EPC rated D Council tax band F

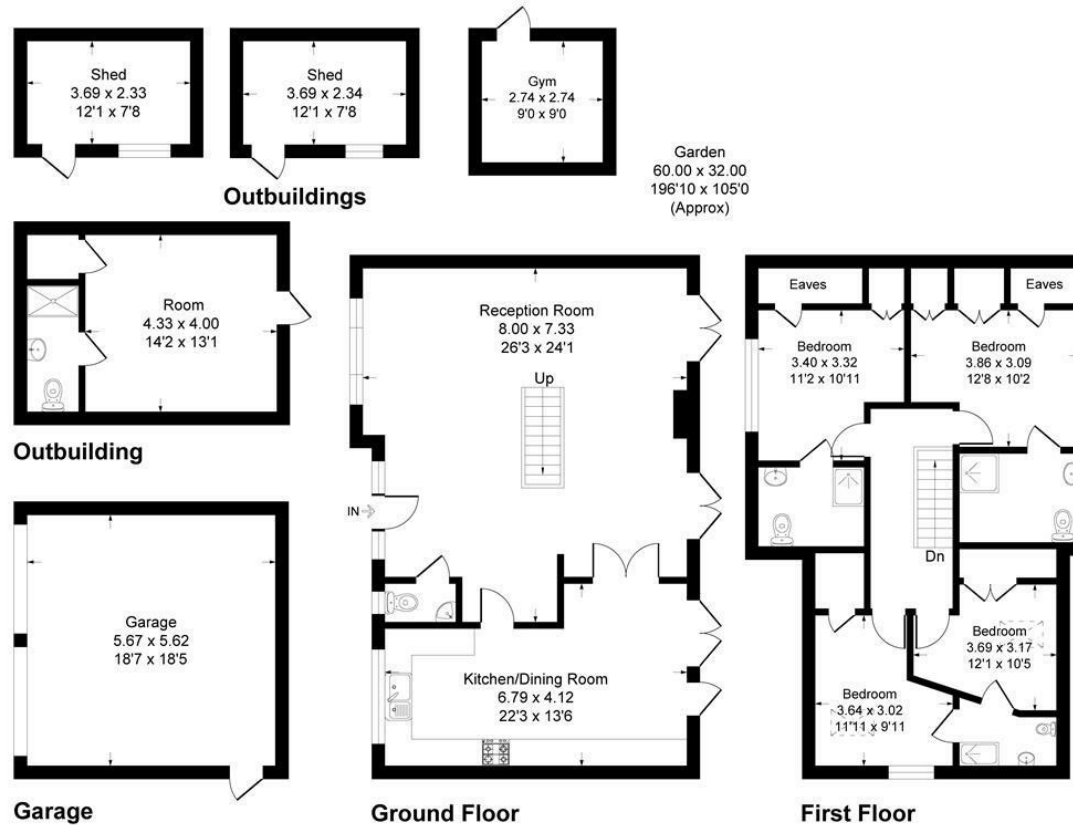
Planning permission

Planning has been granted for a 12m x 4m rear extension to form a ground floor bedroom suite, garden room and utility. The foundations have been completed to DPC level. Documents can be viewed at Gravesham Planning ref 20210227



Poplars, Rhododendron Avenue, DA13

Approximate Gross Internal Area
 147.8 sq m / 1591 sq ft
 Garage = 31.8 sq m / 343 sq ft
 Outbuildings = 24.7 sq m / 266 sq ft
 Total = 204.3 sq m / 2200 sq ft



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

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

Station Approach, Meopham, Kent, DA13 OHP
 T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

