



35a Arcadia Road

Istead Rise, DA13 9EH Freehold

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Asking Price £600,000

A spacious detached bungalow located in a private road in popular Istead Rise. The property has three double bedrooms, a large loft room, reception room and conservatory. The property is offered to the market with no onward chain.

Overview

- Chain free sale
- Large detached bungalow
- Conservatory
- Garage and driveway
- Large loft room
- Spacious accommodation
- Private location
- Three double bedrooms
- En-suite WC and family shower room
- Large entrance hall

Property description

The accommodation of this detached bungalow comprises a large entrance hall with fitted cupboards. The reception room is dual aspect and benefits from air conditioning and leads on to the conservatory which has bi-fold doors on to the garden. The kitchen is fitted with oak wall and base units and includes a washing machine, dishwasher, fridge and freezer. There are three double bedrooms one of which has air-conditioning and another has an ensuite WC. The family shower room has a large shower enclosure, basin and WC. The loft room is accessed via a hatch and pull down ladder and leads to the remaining loft space (see floorplan)

There is off-road parking for three cars via a driveway and garage that has power and light. The rear garden has a patio, lawn and shed to remain.



Location

Istead Rise is sited between Gravesend and Meopham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/M25 motorway networks are both within easy reach. Meopham mainline rail station with services to Victoria (35 minutes) is 1.5 miles away with Gravesend mainline station to Charing Cross (45 minutes) approximately 3 miles. Ebbsfleet station with mainline services to St Pancras (15 mins) is within a short drive and Gatwick can be reached in approximately 40 minutes. There is a local primary school (Ofsted Good)

within Istead Rise as well as shops, restaurant and take-aways. Larger supermarkets and commercial retail area (Morrisons, Lidl, Screwfix, etc) are within 1 mile.

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed north along the A227 Wrotham Road and turn left into Lewis Road which in turn becomes Arcadia Road. Number 35a is located toward the end of the private road which is on the left immediately before the junction with Downs Road. what3words location finder: [///spends.poet.join](https://www.what3words.com/location/:///spends.poet.join)

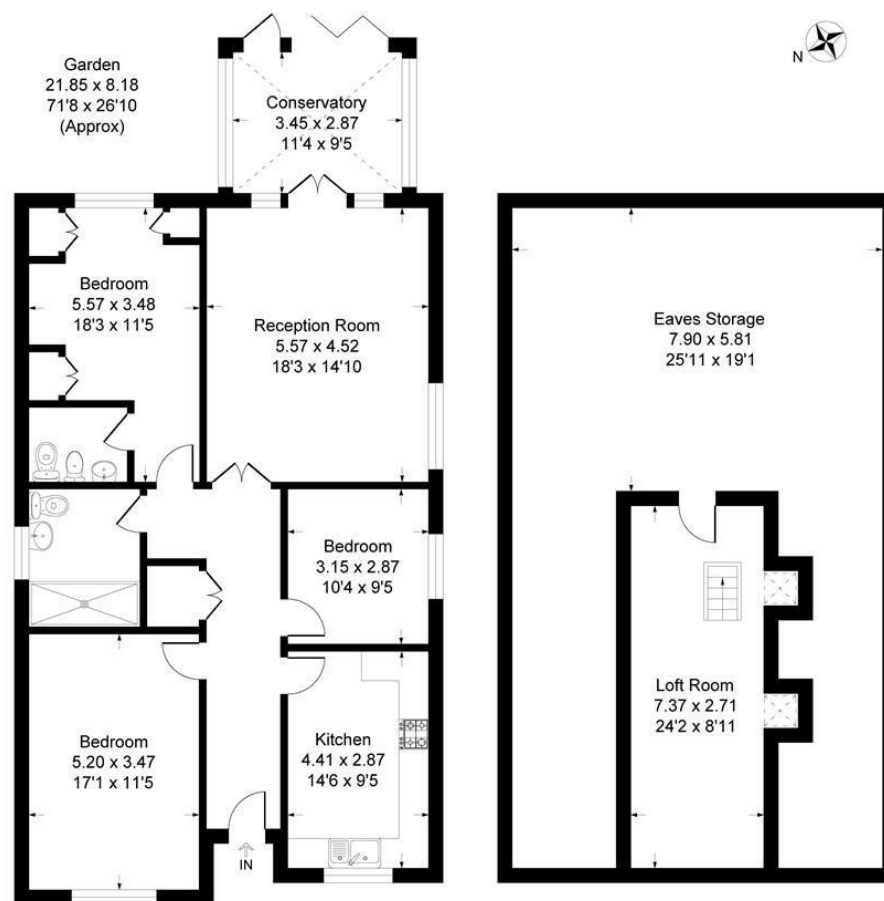
Property information

Mains gas, electric, water and drainage. Council tax band F EPC rated C



Arcadia Road, DA13

Approximate Gross Internal Area 141.4 sq m / 1522 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

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