



## 44 Ediva Road

Meopham, Kent, DA13 0ND Freehold



Offers In Excess Of £425,000

**A large terraced house benefiting from a rear single and double storey extension providing generous three bedroom two bath/shower room accommodation. The property has off-road parking and is located just a short walk from Meopham mainline rail station. Offered to the market with no onward chain.**

### Overview

- Large extended accommodation 1248sqft
- Short walk to Meopham rail station
- Three bedrooms
- Two bath/shower rooms
- Off-road parking
- Two reception rooms
- Kitchen-diner
- EPC rated C Council tax band D
- New carpets throughout
- Chain free sale

### Property description

The accommodation comprises a spacious entrance hall with a built in cupboard and stairs to the first floor. The main reception room is the original lounge-diner and has sliding doors onto a further reception room with doors leading out to the garden. The kitchen-diner is fitted with wall and base units and has a built-in electric oven, inset gas hob with extractor and plumbing and space for further appliances and there is ample room for a dining table and furniture. The first floor landing gives access to a partly boarded loft space that has a ladder and light. There are three bedrooms, an en-suite shower room and a large family bathroom.

Off-road parking is available for two cars via the block paved front driveway. The rear garden measures approximately 57' x 30' and has a patio, shed and lawn. A tall fence at the rear provides privacy.



### 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 M20/25 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins). Ebbsfleet 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 with grammar schools at 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).

### Viewing arrangements

Strictly by prior appointment with Kings

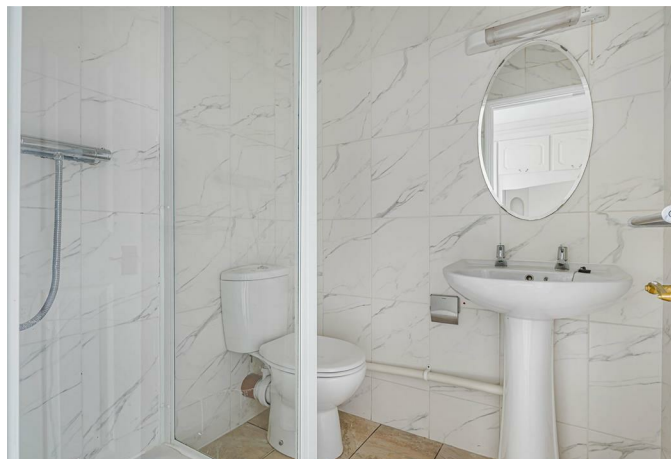
### Directions

From our Meopham office proceed south along the A227 Wrotham Road and take the first left into Norwood Lane. Turn the first left into Nursery Road, then first left again into Ediva Road. Follow the road to

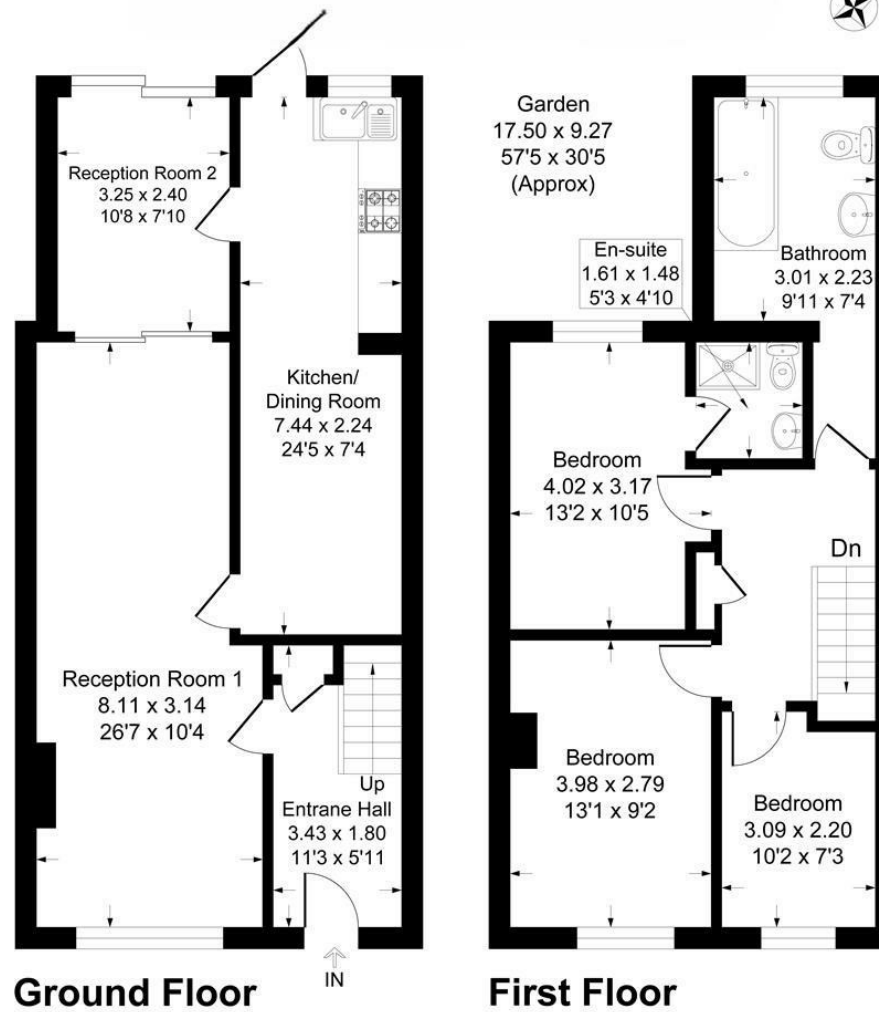
the right and the property is found towards the end on the right hand side. what3words location finder: [///fully.leans.warns](https://www.what3words.com/fully.leans.warns)

### Property information

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



# Ediva Road, DA13



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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