



## 21 Cheshunt Close

Meopham, Kent, DA13 0HU Freehold

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Asking Price £600,000



**A three bedroom detached house located in a quiet cul-de-sac just a short walk from Meopham mainline rail station and local shops. Planning permission has been granted to extend the property on the ground floor to the front and rear as well as additional dormer windows and a first floor extension over the garage.**

### Overview

- Walking distance to rail station and shops
- Quiet cul-de-sac
- Planning permission to extend
- 3 Bedrooms
- Garage and driveway
- Spacious entrance hall and downstairs WC
- Bright triple aspect lounge-dining room
- Built-in wardrobes to two bedrooms
- Council tax band E
- EPC rated D

### Property description

The accommodation of this detached house comprises a large entrance hall with stairs to the first floor, fitted cupboards and downstairs WC. The L-shaped lounge-dining room is triple aspect with window/patio doors to front, side and rear. The kitchen is fitted with wall and base units with work surfaces over and has a large window looking over the west facing rear garden. The first floor accommodation has three separate bedrooms, two of which have fitted wardrobe cupboards and a dual aspect adding natural light. A fully tiled shower room completes the first floor accommodation.

The front garden is mainly lawned with a double width driveway providing ample off-road parking and access to the integral single garage. The rear garden is mainly lawn.





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/M25 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 local primary and secondary schools within Meopham and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. Local shops are found at nearby Culverstone and

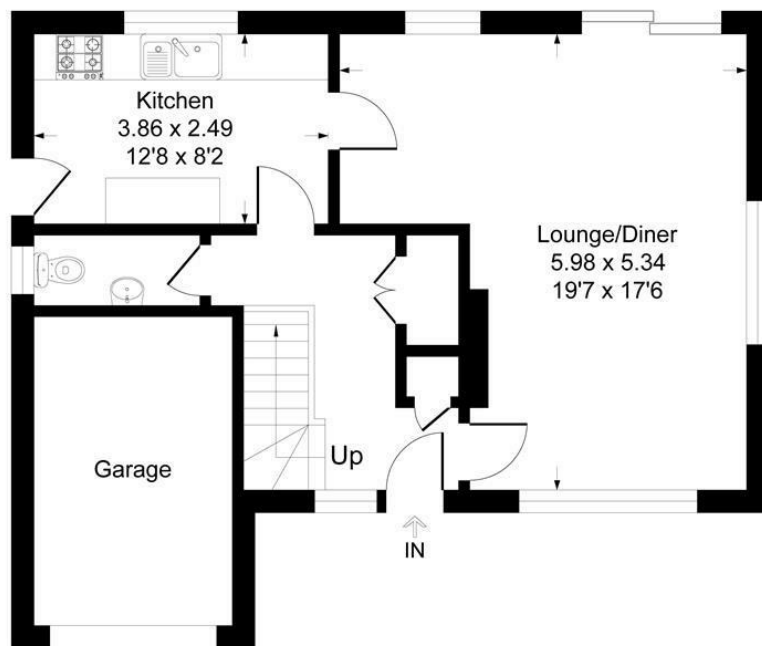
Mains gas, electric, water and drainage. Council tax band E, EPC rated D. Planning permission has been granted for Erection of a single-storey rear extension and 3 dormer windows in the rear elevation. Single storey front extension, and a first floor front extension over existing garage with alterations to front dormer. Removal of the chimney stack and outbuilding and changes to fenestration. Gravesham Planning ref 20231336



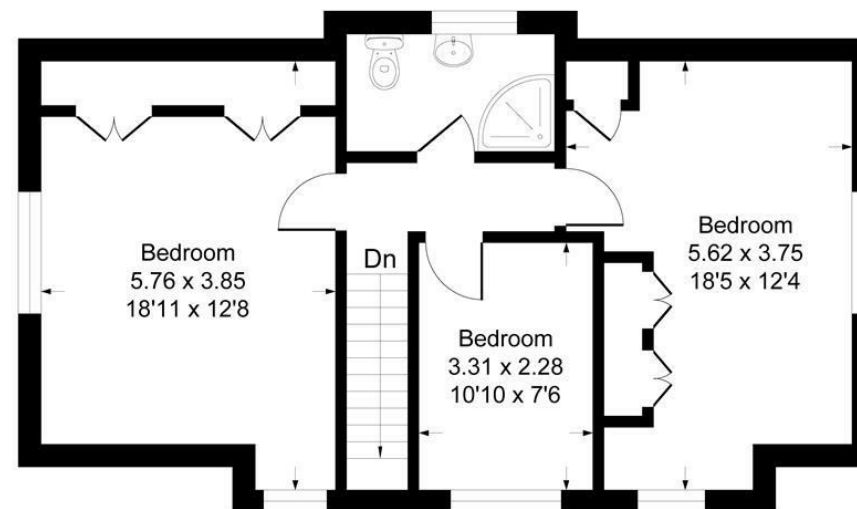
# Cheshunt Close, DA13

Approximate Gross Internal Area 107.5 sq m / 1158 sq ft

Garden  
12.00 x 10.00  
39'4 x 32'10



**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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