KINGS

Betchworth Wrotham Road

Meopham, DA13 0JJ Freehold

3 1 2 D

Asking Price £525,000

A great example of a bay-fronted 1930's semi-detached three bedroom house conveniently located for shops, schools and Meopham mainline rail station. The property has been recently improved with the addition of a new kitchen, bathroom and decoration throughout as well as an enlarged driveway.

Overview

- Recently refurbished
- New kitchen and bathroom
- Re-wiring & new boiler
- Convenient location
- Off-road parking
- Tasteful decoration
- Walking distance to station, schools and shops
- Views over fields opposite

Property description

The accommodation of this family home comprises an entrance porch with a further door onto the entrance hall. The bay-fronted lounge overlooks fields opposite and has fitted blinds. There is a separate dining room with patio doors onto the garden and this room can also be accessed via the kitchen. The kitchen was replaced in 2021 and is comprehensively fitted with wall and base units under quartz work tops. The first floor accommodation has three bedrooms and a bathroom with a new suite.

The driveway has been widened for extra parking and there is a detached garage which can be accessed with a small car. The rear garden has a large patio and lawn.

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 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).

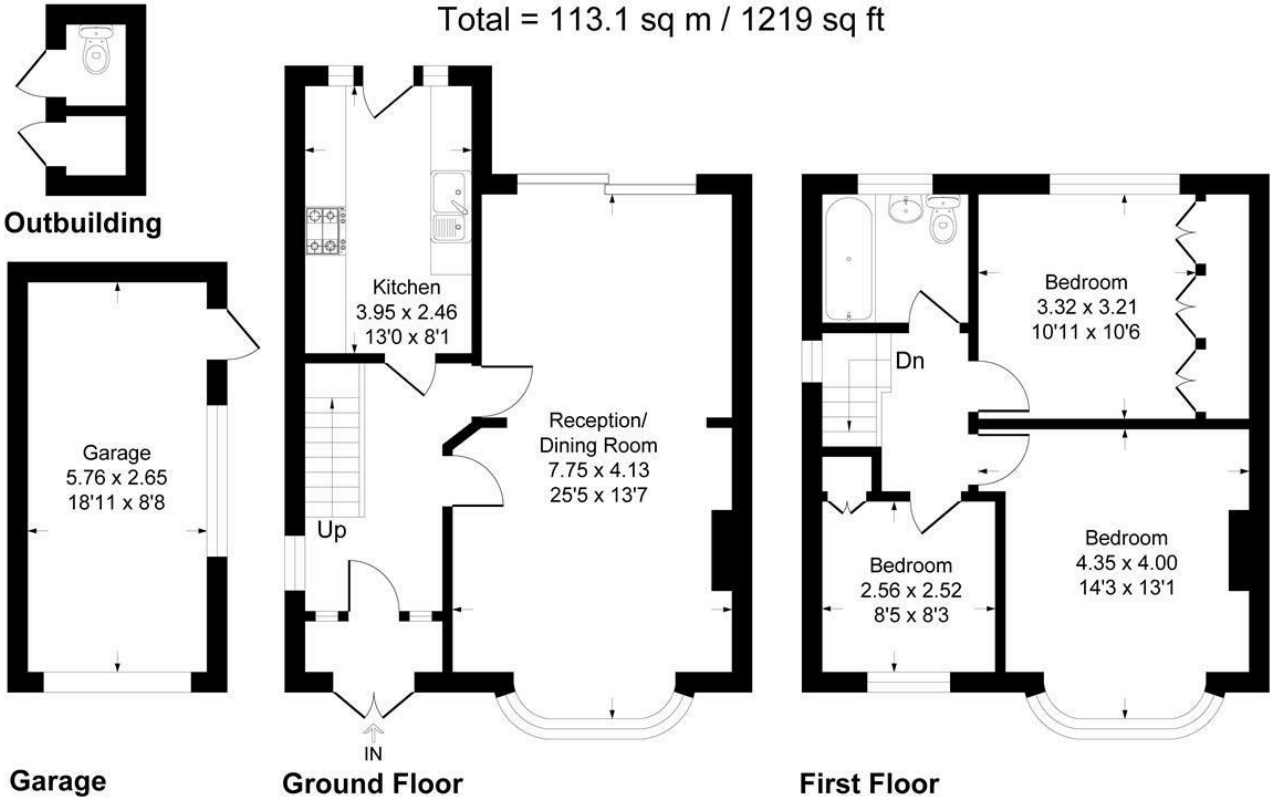
Viewing arrangements
Strictly by prior appointment with Kings

Directions
From our Meopham office proceed south along the A227 Wrotham Road and the property is found on the right after the turning for Huntingfield Road.

Property information
Mains, gas, electric, water and drainage. EPC rated D
Council tax band E

Betchworth, Wrotham Road, DA13

Approximate Gross Internal Area 96.0 sq m / 1034 sq ft
Garage = 15.2 sq m / 164 sq ft
Outbuilding = 1.9 sq m / 21 sq ft
Total = 113.1 sq m / 1219 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 0HP
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk