



17 Long Walk

Istead Rise, Kent, DA13 9HH Freehold



Asking Price £475,000

A semi-detached 3 bedroom family home presented in excellent order throughout and located in a quiet sought after cul-de-sac backing onto farmland.

Overview

- Sought after cul-de-sac
- Rear extension
- Garage and driveway
- Kitchen breakfast room
- Downstairs WC
- Well presented
- Farmland Views
- Oak internal doors
- EPC Rated C
- Council Tax Band D

Description

The property has a large entrance porch that opens on to an entrance hall with stairs to the first floor and a downstairs WC under. The through lounge is generously proportioned with an open fire and bi-fold doors onto the dining room extension that is part open to the kitchen breakfast room, also extended.

The first floor has three bedrooms and bathroom with a shower over.

The front of the property comprises a paved driveway which extends to the side and leads to the single garage. The rear garden has a paved patio, central lawn with curved shrub beds to the sides. The garden is south-east facing and overlooks farmland to the rear.



Location

Istead Rise is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/M26 motorway networks are both within easy reach as is the M25. 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 International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There is a local primary school within Istead Rise.

Viewing

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed north along the A227 for approximately 1 mile and take the second turning left into Istead Rise, which in turn becomes Upper Avenue. At the T-Junction turn right and Longwalk is found further along on the left hand side. The property is on the left.





17 Long Walk, DA13 9HH

Approximate Gross Internal Area
105.0 sq m / 1130 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 116.8 sq m / 1257 sq ft



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 (ID?????)

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

