



## 85 Ediva Road

Meopham, DA13 0ND Freehold

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Asking Price £450,000

**A three bedroom semi-detached house located in a no-through road within easy walking distance of Meopham mainline rail station. The property is sited in on a generous corner plot and has potential to extend to the side and rear subject to consent.**

### Overview

- Corner plot
- Potential to extend subject to consent
- Short walk to rail station
- Quiet cul-de-sac
- Generous single garage and driveway
- Three separate bedrooms
- Bathroom and separate WC
- Double-glazing and gas central heating
- EPC rated D
- Council tax band E

### Property description

The accommodation comprises storm porch with composite door onto the entrance hall that has stairs to the first floor and a cupboard under. The kitchen is fitted with wall and base units under wood effect worktops. The main reception room is an L-shaped lounge dining room with a window to side and patio doors to the rear onto the garden. The first floor accommodation comprises three bedrooms, bathroom and separate WC.

The property is sited on a corner plot and has mature gardens to front rear and side. There is a detached single garage and off-road parking.



### 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 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 left hand side. what3words location finder: [///heats.salsa.counts](https://www.what3words.com/heats.salsa.counts)

### Property information

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

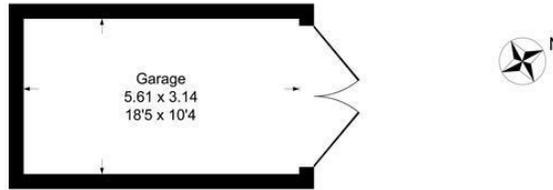


## Ediva Road, DA13

Approximate Gross Internal Area 85.8 sq m / 924 sq ft

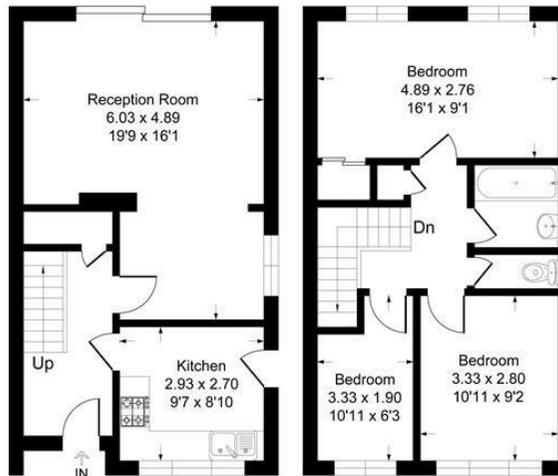
Garage = 17.6 sq m / 190 sq ft

Total = 103.4 sq m / 1114 sq ft



### Garage

Garden  
22.60 x 11.81  
74'2 x 38'9  
(Approx)



### 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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