



## 5 Ferndown

Vigo, Kent, DA13 0SR Freehold



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Asking Price £375,000



**An extended three bedroom end of terrace house located in a quiet cul-de-sac in the popular village of Vigo. The property has a ground floor shower room as well as a first floor bathroom, fitted kitchen and separate utility room. An additional benefit is off-road parking for two cars and a garage en-bloc.**

### Overview

- Extended accommodation
- Off-road parking and garage en-block
- Bathroom and ground floor shower room
- Three separate bedrooms
- Wood burner
- Landscaped gardens
- Spacious entrance hall
- Fitted kitchen and separate utility room
- Gas central heating
- Quiet cul-de-sac

### Property description

The accommodation of this extended family home comprises an entrance porch, entrance hall with stairs to first floor and access to the utility room and downstairs shower room with a WC. The lounge-dining room has a wood burning stove and a small rear glazed extension with patio doors onto the rear garden. There are also patio doors on the front elevation giving access to a secluded area of the front garden. The kitchen is fitted with modern base units and has a matching rear glazed extension perfect as a breakfast area. The first floor landing has a feature oriel window to the side elevation aiding natural light. There are three separate bedrooms, the largest of which has built-in wardrobes. A bathroom fitted with a modern suite completes the first floor accommodation.





The front garden has lawn with herringbone brick steps leading to the main entrance. There are well maintained fruit trees to the side of the steps as well as mature shrubs and box hedging. The rear cottage style garden has been landscaped with shingle and brick edging as well as paved pathways. At the rear of the garden are double gates allowing secure off-road parking for one vehicle. Two sheds and a log store will remain. There is an additional parking space adjacent to the gates and a single garage en-block.

### Location

The village of Vigo is located approximately halfway between the villages of Meopham and Borough Green off the A227. There is easy access to the A2/M2/M25 and M20 motorway networks and both Meopham and Borough Green offer mainline rail stations. Ebbsfleet station is within approximately 20 minutes drive as is Bluewater. There are schools in Vigo, Culverstone and many of the surrounding villages as well as grammar schools in nearby Gravesend and Dartford. The shops in Vigo are within walking distance as well as a wider variety in Borough Green, Meopham Parade and Bluewater. Trosley country park is also within a short walk.

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed south along the A227 Wrotham Road for approximately four miles and turn left into Harvel Road, sign posted Vigo. Take the third turning on the right into Erskine Road and then second left into Ferndown. The property is found on the left hand side. [what3words///areas.cards.booth](https://what3words.com/areas/cards/booth)

### Property information/services

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



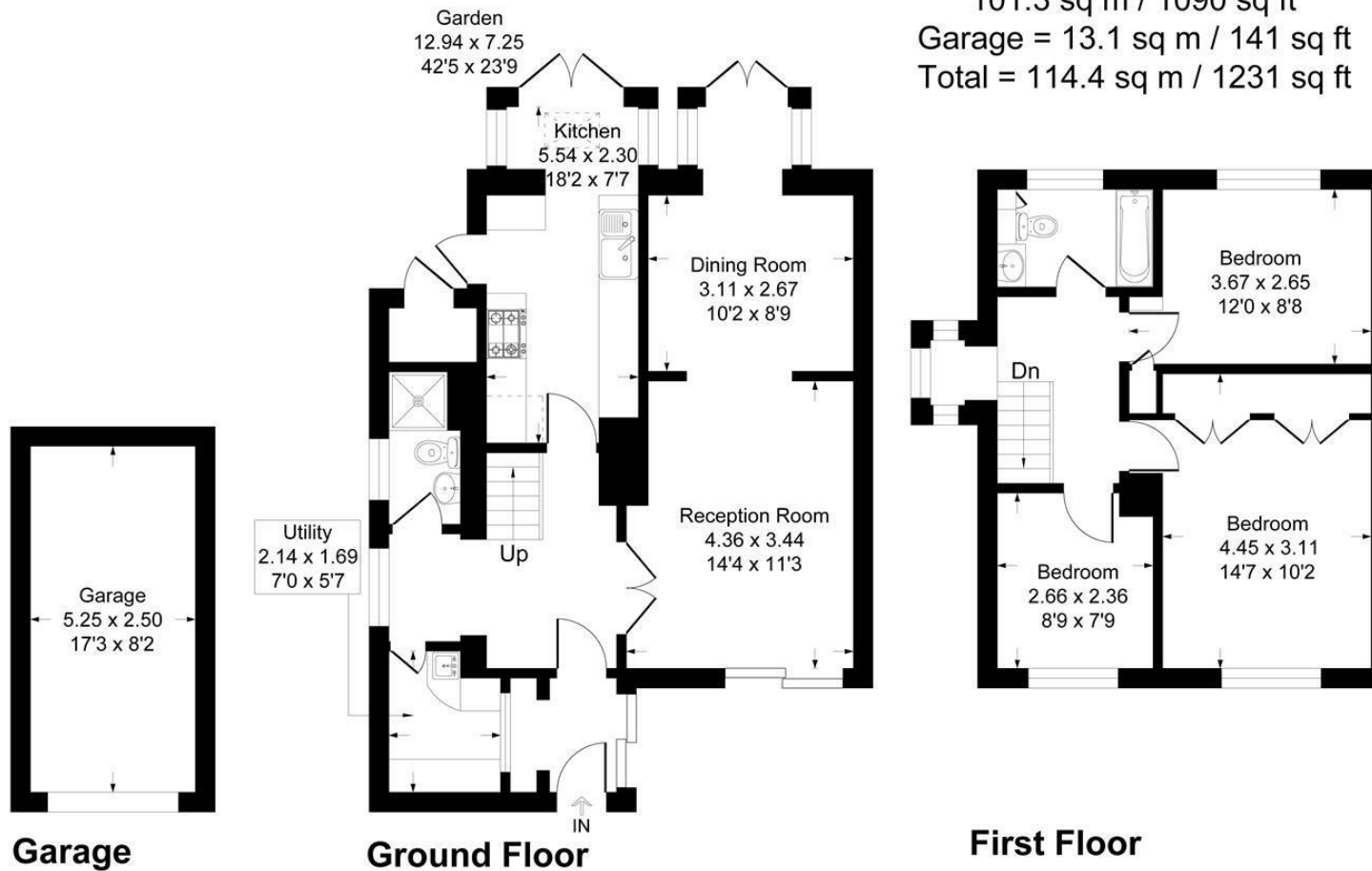
# Ferndown, DA13

Approximate Gross Internal Area

101.3 sq m / 1090 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 114.4 sq m / 1231 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

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Station Approach, Meopham, Kent, DA13 OHP  
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

