



## 1 Lilac Place

Meopham, DA13 0ER Freehold



Asking Price £475,000

**A three bedroom semi-detached bungalow sited on a corner plot and located within easy reach of local amenities including shops, schools and rail station. The property is presented in good order throughout and benefits from a modern kitchen and shower room. Offered to the market with no onward chain.**

### Overview

- No onward chain
- Corner plot with potential to extend
- Three separate bedrooms
- Oak internal doors
- Modern fitted kitchen
- Conservatory/boot room with plumbing for appliances
- Single garage and driveway
- Secluded rear garden
- Shower room
- Close to all local amenities.

### Property description

The accommodation of this three bedroom semi-detached bungalow comprises an entrance porch and entrance hall which is part open to the main reception room and bedroom three which can also be used as a study. The kitchen is fitted with modern gloss cream wall and base units and has built in appliances including double oven, gas hob with extractor over and slim-line dishwasher. There is space for a tall fridge freezer. The kitchen has a side door out to the conservatory that has plumbing and space for further appliances and a door to the garden at both ends. Beyond the main reception room is an inner hallway that gives access to two double bedrooms and a shower room that, along with the kitchen and gas central heating boiler were all installed in 2015.

The property is sited on a corner plot and as such has gardens to the front, side and rear. The side area is generous and could accommodate an extension subject to usual consents. The gardens are well maintained with patios, lawn, mature shrubs providing screening, exterior lighting and garden shed. The garage has an electric roller door and a side door into the garden. There is parking via a driveway at the side of the property.



### 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 is a variety of good 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 3rd turning left into Denesway. Turn right at the T-junction with Tradescant Drive and then turn second left into Lilac Place. the property is found on the corner, on the left hand side. what3words location finder: [:///fell.glow.else](https://www.what3words.com/location/:///fell.glow.else)

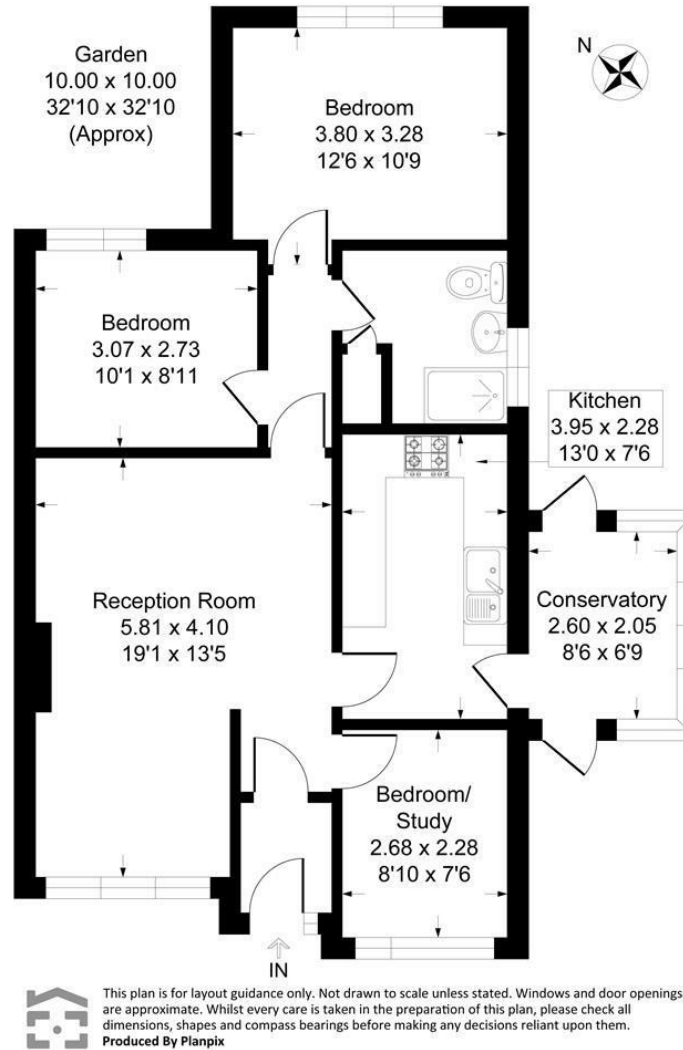
### Property information

Mains gas, electric, water and drainage. Gravesham Council tax band E. Energy rated C.



## Lilac Place, Meopham, Gravesend, Kent, DA13

Approximate Gross Internal Area 77.1 sq m / 830 sq ft



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