



## 65 Ediva Road

Meopham, Gravesend, DA13 0NA Freehold

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Asking Price £425,000



**An extended three bedroom semi-detached house located within a short walk of Meopham mainline rail station. The property benefits from a ground floor shower room and first floor bathroom and has off-road parking via driveway and integral garage. Offered to the market with no onward chain.**

#### Overview

- Chain free sale
- Extended accommodation
- Three bedrooms
- Bathroom and shower room
- Integral garage and driveway
- Walking distance to station and local shops
- Gas central heating
- EPC rated D
- Council tax band E
- Cul-de-sac location

#### Property description

The accommodation of this extended family home comprises entrance porch with a door on to the open plan entrance hall, reception and dining room. The kitchen is fitted with wall and base units and has a wall mounted gas boiler supplying central heating and hot water. Adjacent to the original kitchen is an off-set extended kitchen with matching units and a ground floor shower room. There is a passage with an access door to the integral garage. The first floor accommodation comprises three separate bedrooms and a family bathroom. Off-road parking is available on the front driveway and the rear garden has a decking patio and shed to remain.





### 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 on the left shortly before the turning for Edmund Close. what3words location finder//film.scout.gallons

### Property information

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

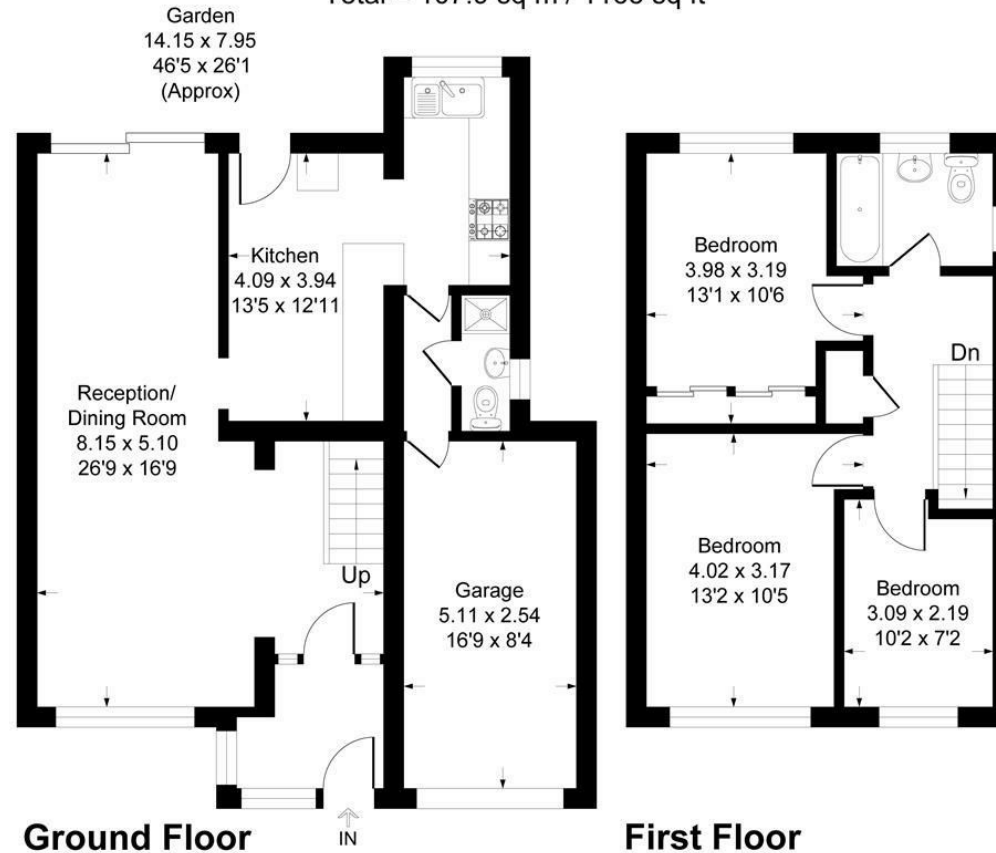


# Ediva Road, DA13

Approximate Gross Internal Area 95.0 sq m / 1023 sq ft

Garage = 12.9 sq m / 140 sq ft

Total = 107.9 sq m / 1163 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.  
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