



## 3 Arnold Avenue

Meopham, Kent, DA13 ONU Freehold



Asking Price £700,000

A spacious family home sited on a corner plot and located in a highly sought after location in Meopham. The property has been extended to comprise four bedrooms with three bath/shower rooms as well as plentiful living space. Gardens to rear and side with ample off-road parking on the front driveway.

### Overview

- Flexible accommodation with potential for annexe
- Large master bedroom with dressing room/study and en-suite
- Three further bedrooms
- Solar powered water heating
- Ample off-road parking
- Gardens to rear and side
- Walking distance to schools and shops
- Kitchen, pantry and separate utility room
- Three bath/shower rooms
- Sought after location

### Property description

The accommodation of this generous family home comprises a glazed entrance porch with a further door through to the entrance hall with oak flooring that flows through most of the ground floor. A downstairs WC/shower room and a fitted cupboard complete the entrance hall. The main reception room is dual aspect and has a door onto the rear garden. The heart of this property is the large central kitchen which is open to a dining room that in turn flows through to the conservatory. The south facing aspect makes this area of the house very bright. The kitchen is fitted with a full range of wall and base units with appliances including double oven, inset hob, extractor fan, dishwasher, fridge and freezer. A separate utility room has space and plumbing for further appliances. The dining room is bathed in light from the conservatory and gives access to an inner hallway with stairs to the first floor landing. There are four separate bedrooms including a master bedroom suite that is generously proportioned and furnished to delineate a dressing room/study area as well as a full en-suite bathroom. A family shower room serves the further three bedrooms.



Outside there is ample off-road parking on the front driveway for several vehicles. Being on a corner, the property has gardens to the rear and side and are well stocked with shrubs and trees giving seclusion and privacy. There are two sheds and a summer house to remain. Composite decking and an additional paved patio are on the south facing elevation benefiting from an electrically operated awning.

#### 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 turn left opposite The George Pub into The Street. Turn first right into Whitehill Road and the Arnold

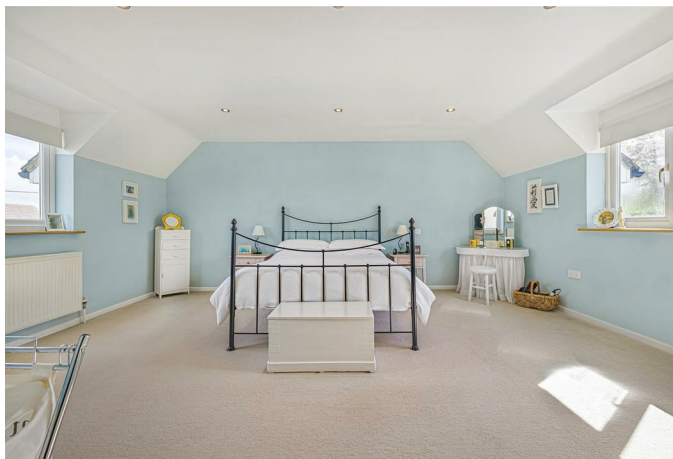
Avenue is found on the right hand side. Number 3 is the first house on the left. what3words location finder: [///robot.shortcuts.play](https://www.what3words.com/location/robot.shortcuts.play)

#### Property information

Mains, gas, electric, water and drainage. Additional solar panel water heating. Energy rated D. Gravesham Council tax band F

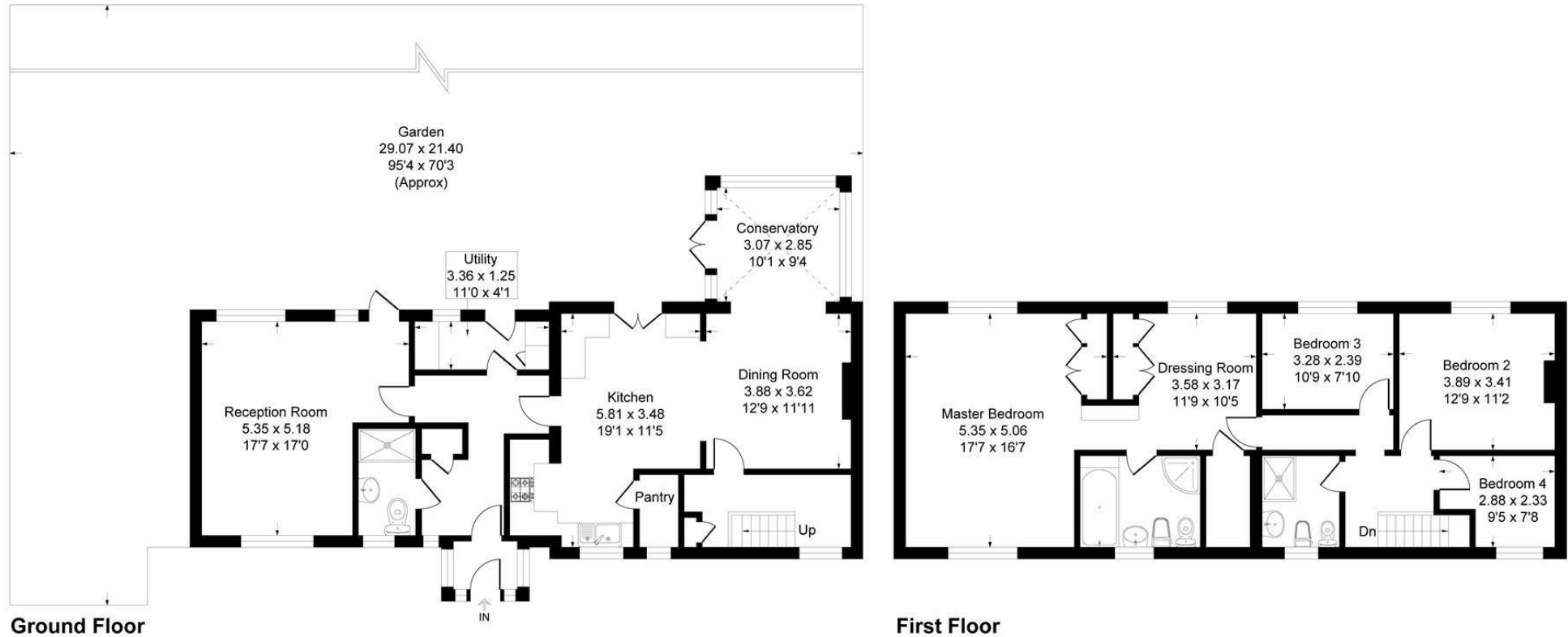
#### Agents Note

The previous owner had configured the property to form a ground floor annexe and this could be reinstated if required subject to consent. To make the annexe self-contained would require the reinstating of the original entrance door to the inner hallway as well as converting the utility room to a kitchen.



# Arnold Ave, Meopham, Gravesend DA13

Approximate Gross Internal Area 197.1 sq m / 2122 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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