



28, Fairview Road,  
Istead Rise, Kent DA13 9DR  
Asking Price £500,000 - Freehold

**Kings**

An excellent opportunity to acquire a well maintained semi-detached 3 bedroom bungalow benefiting from a rear extension and loft conversion with far reaching views over the surrounding countryside.

## Summary

- Extended bungalow
- Large level garden
- No onward chain
- 2 Reception rooms
- Garage and driveway
- Far reaching views
- South facing garden
- EPC Rated D
- Council tax band E

## Description

A semi-detached 3 bedroom bungalow offered to the market with no onward chain. The well maintained accommodation comprises entrance porch, entrance hall with stairs to first floor, an extended lounge with glazed double doors to the dining room. The fitted kitchen is accessed via the hallway or dining room and has a wall mounted gas boiler supplying central heating and hot water. There are two bedrooms on the ground floor with built in wardrobes, and a bathroom with bath and overhead shower. The loft has been converted to a large bedroom that has an en-suite WC and basin. In our opinion there is room to create a full en-suite bath/shower room. The views to the rear and side elevation from this room are far reaching and impressive.

Outside there is a front garden and driveway that extends to the side of the property providing ample off road parking and access to the single garage. A real feature of this property is the well maintained 100' rear garden that has two patios, large lawn and a southerly aspect.



## LOCATION

Istead Rise is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities including local shops and excellent transportation links. The A2/M2 and M20/M26 motorway networks are both within easy reach as is the M25. Meopham mainline rail station with services to Victoria (35 minutes) is 1.5 miles away with Gravesend mainline station to Charing Cross (45 minutes) approximately 3 miles. Ebsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There is a local primary school within Istead Rise.

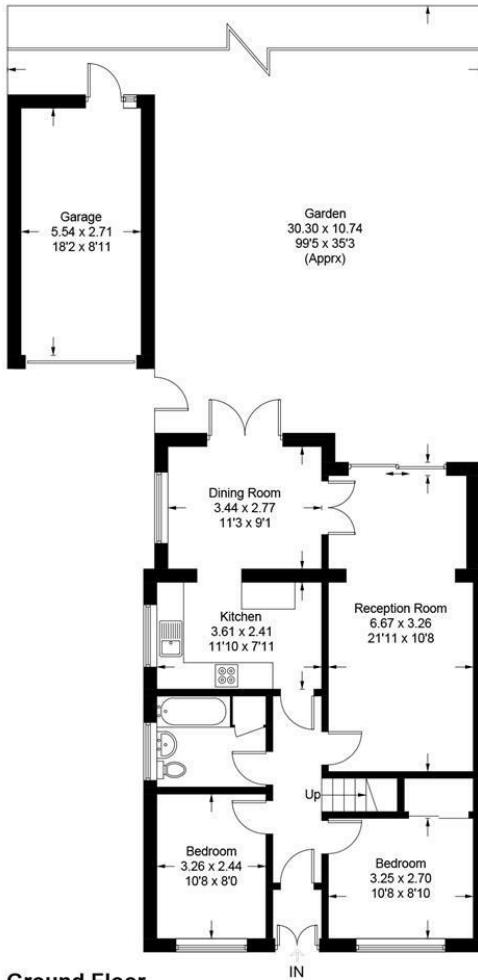
## VIEWING

Strictly by prior appointment with Kings

## DIRECTIONS

From our Meopham office proceed north along the A227 Wrotham Road and take the 5th turning on the left into Istead Rise. Proceed past the shops and take the next right into Flowerhill Way. Follow the road round and turn right into Fairview Road. The property is found on the left.





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 on behalf of Kings Meopham (ID909725)

## 28 Fairview, DA13 9DR



Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Total = 116.1 sq m / 1249 sq ft

[Dashed Box] = Reduced headroom below 1.5m / 5'0



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Station Approach, Meopham, Kent, DA13 0HP  
 meopham@kings-estate-agents.co.uk  
 01474 814440    [www.kings-estate-agents.co.uk](http://www.kings-estate-agents.co.uk)

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