



9 Worcester Close

Istead Rise, Gravesend, DA13 9LB Freehold



Asking Price £450,000

A detached bungalow located within easy walking distance of local shops and amenities in Istead Rise. The property has two separate bedrooms, and extended kitchen-breakfast room and a solid roof conservatory. Ample off-road parking via garage and driveway. Offered to the market chain free.

Overview

- Chain free sale
- Backing onto fields
- Quiet cul-de-sac close to local amenities
- Two bedrooms
- Rear extension
- Conservatory
- Ample off-road parking
- Single garage
- EPC rated D
- Gravesham Council tax band D

Property description

The accommodation of this detached bungalow comprises an entrance hall opening to a bright airy lounge with a large full-height window to the front and a modern electric fire. The inner hallway is now open to the lounge and leads through to an extended kitchen breakfast room that is fitted with wall and base units with worktops over. The kitchen has a convenient side door onto the driveway and window overlooking the garden. A solid-roof conservatory with a vaulted ceiling leads on to the rear garden. The remainder of the accommodation comprises two separate bedrooms, both with fitted wardrobes and a shower room with a double-width enclosure. Outside there is a cast concrete driveway at the front of the property that also extends to the side, leading to the single garage giving ample parking. The rear garden is lawn with a brick paved patio, shrub borders and a shed. Two of the fences have been recently replaced.



Location

Istead Rise is sited between Gravesend and Meopham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/M25 motorway networks are both within easy reach. 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. Ebbsfleet station with mainline services to St Pancras (15 mins) is within a short drive and Gatwick can be reached in approximately 40 minutes.

There is a local primary school (Ofsted rating: Good, February 2024 within a five minute walk) within Istead Rise as well as shops, restaurant and take-aways. More comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater.

Viewing arrangements

Strictly by prior appointment with Kings

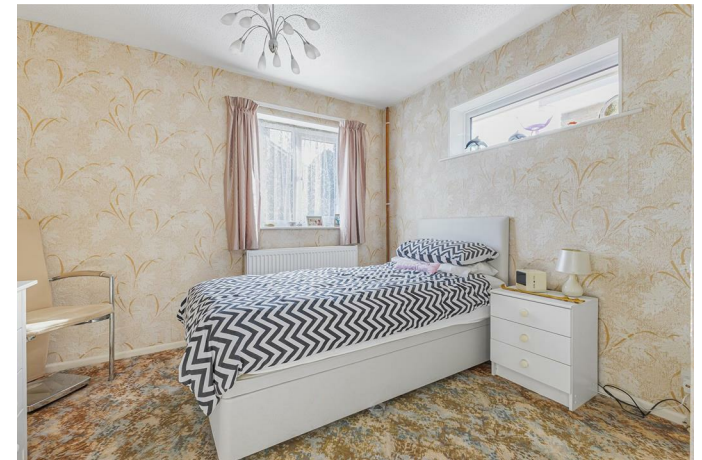
Directions

From our Meopham office proceed North along the A227 for approximately one mile and take the fourth turning on the left into Istead Rise. Upon reaching the

top of the hill turn right into The Drove Way and first right into Worcester Close. Follow the road round to the right and the property is found on the left. what3words location finder: [:///clouds.tree.trail](https://www.what3words.com/location/:///clouds.tree.trail)

Property information

Mains gas, electric, water and drainage. Gas central heating and double-glazing Gravesham Council tax band D Energy rated D

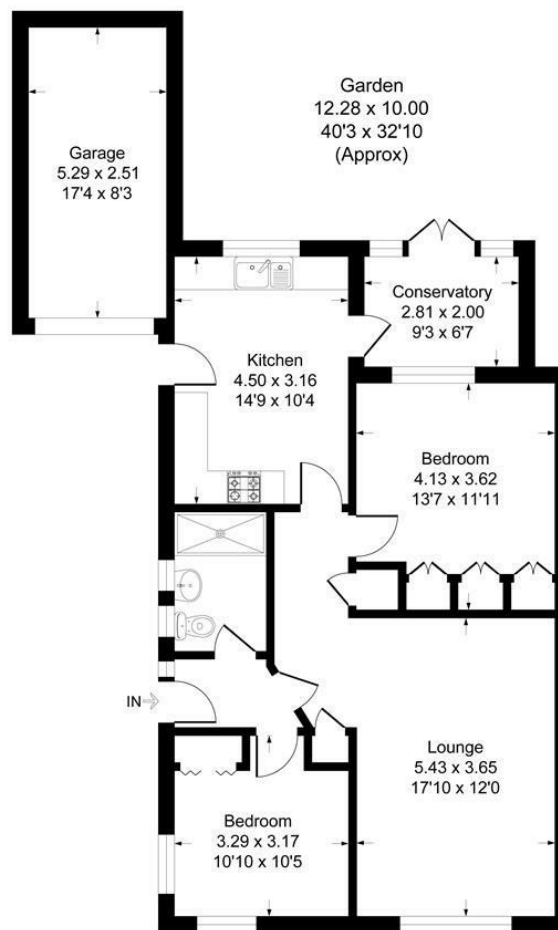


Worcester Close, DA13

Approximate Gross Internal Area 81.7 sq m / 880 sq ft

Garage = 13.2 sq m / 143 sq ft

Total = 94.9 sq m / 1023 sq ft



Ground 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 Planix

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