KINGS

89 Sallows Shaw

Sole Street, Cobham, DA13 9BP Freehold

3 3 3 D

Asking Price £725,000

An immaculately presented three double bedroom detached bungalow offering flexible accommodation including three bath/shower rooms and three separate reception rooms. There is a fitted kitchen-breakfast room and a further utility/laundry room. Ample off-road parking via the driveway and garage. Walking distance to Sole Street rail station.

Overview

- Highly flexible accommodation
- Three bath/shower rooms
- Three double bedrooms with fireplace and air conditioning to bedroom one
- Three reception rooms including vaulted lounge
- Layout suitable for self contained annexe with own entrance
- Utility/laundry originally an additional bedroom and could easily revert
- Separate insulated and double-glazed home office/garden room
- Very well presented throughout
- Fitted kitchen-breakfast room and separate utility/laundry room (was formally a bedroom)
- Quiet sought after location

Property description

The accommodation of this detached bungalow comprises an entrance hall which leads through to an inner hallway serving the bedrooms and bath/shower rooms. There are three reception rooms including a vaulted lounge, dining room and family room. A vaulted passageway adjacent to the dining room and kitchen gives access to the rear garden. The kitchen-breakfast room is fitted with a comprehensive range of wall and base units with built in appliances including double oven; five-ring gas hob with extractor; integrated dishwasher; integrated washing machine; free standing American-style side-by-side fridge freezer and a central island. There is an additional utility/laundry room with fitted appliances that alternatively can serve as an annexe kitchen (this room was originally a good size bedroom and could easily revert, making a fourth bedroom) There are three double bedrooms, two of which have fitted wardrobes. A bathroom and two shower rooms complete the accommodation.

There is ample off-road parking for several vehicles on the block paved driveway and an attached single garage with electric roller door. There are french doors from four of the main rooms out to the gardens which are well tended and landscaped with feature patios, shingle beds, rockeries and sleeper enclosed raised beds. There is a shed, and greenhouse to remain. A recent addition is an insulated and double-glazed cabin/garden room with light and power that is used as a home office/gym.

Location

The village of Sole Street is located between the historic villages of Cobham and Meopham a short distance from 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 Sole Street mainline rail station with services to Victoria. Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools in Meopham and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. A local convenience store is found along the road with more local shops found at Meopham Parade. 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

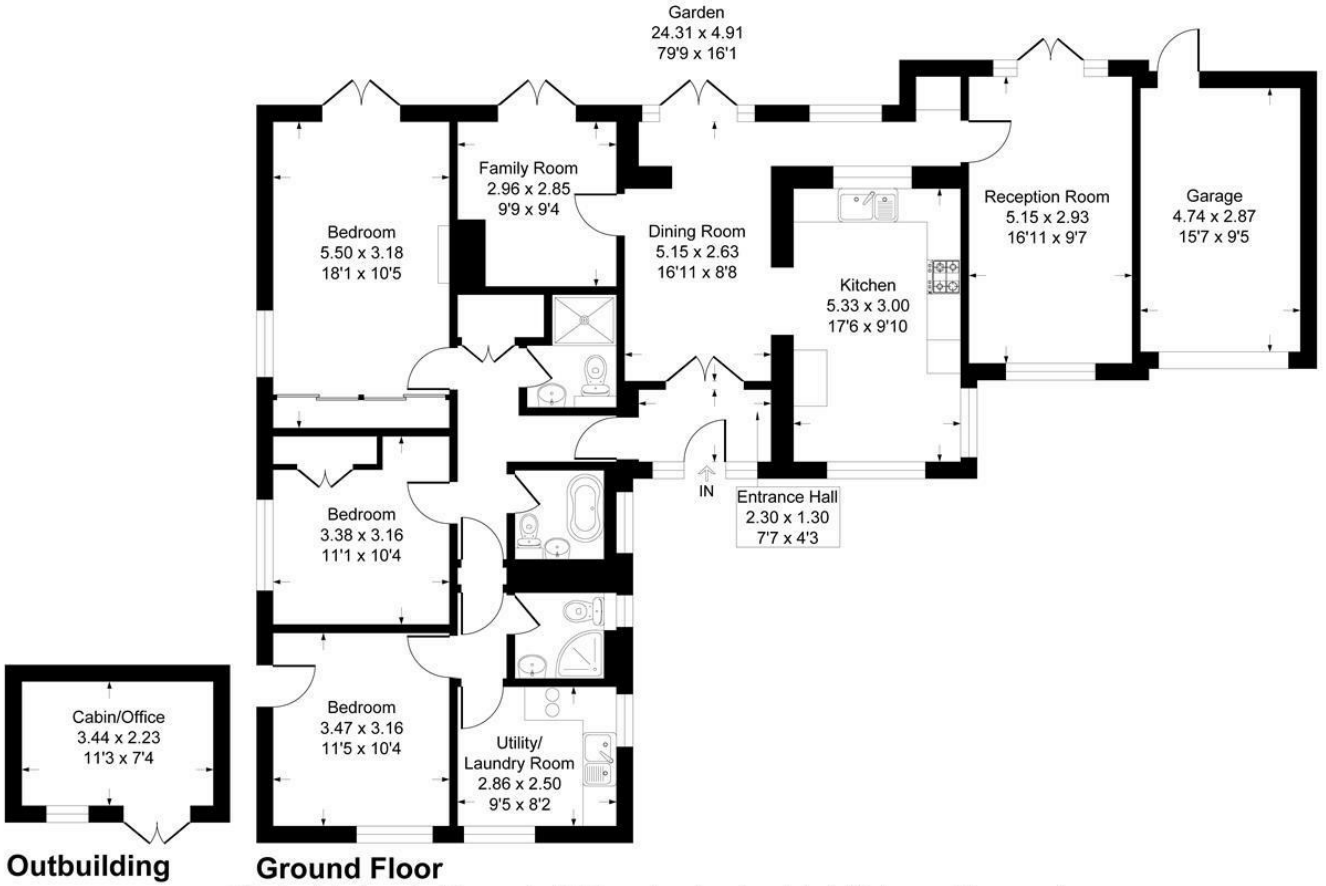
From our Meopham office turn left to continue on the Wrotham Road. Turn left onto Norwood Lane and continue straight ahead. At the end of the road turn left onto Camer Road. As you reach Sole Street go over the railway bridge and turn left onto Manor Road following the road round to the right where it becomes Sallows Shaw and the property is found a short way along on the right. what3words location finder: ///tips.spaces.visual

Property information

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

Sallows Shaw, DA13

Approximate Gross Internal Area
132.1 sq m / 1423 sq ft
Garage = 13.6 sq m / 146 sq ft
Outbuilding = 7.6 sq m / 82 sq ft
Total = 153.3 sq m / 1651 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

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

Station Approach, Meopham, Kent, DA13 0HP
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk