



20, Haven Close,  
Istead Rise, DA13 9JR

£420,000



- SOLD BY SEALEYS WALKER JARVIS
- Gardens Front & Rear
- Requires Updating & Modernising
- Popular Cul-De-Sac Location
- Garage & Parking To Side
- No Onward Chain





## 20 Haven Close, Istead Rise, Kent, DA13 9JR



### DESCRIPTION:

A detached bungalow situated in a cul-de-sac location offering plenty of scope for improvement. If you are looking for a project to do up then this one could be for you. Comprising Porch, Hall, Lounge opening out into a Westerly aspect rear garden, two double bedrooms, bathroom and separate w.c.. There is garage to the side with parking on the drive. With some careful thought and imagination and bringing up to modern standards this bungalow could become your perfect home.





#### **LOCATION:**

Istead Rise is popular location with all age groups. There are local shops nearby offering everyday essentials, including a Co-Op, butchers, Pharmacy, and hardware shop. It has its own primary schools, and is within the catchment area of a choice of good primary, secondary and grammar schools. The community centre offers various sports activities and is an ideal social place where you can get to know your neighbours. Istead Rise Medical Centre is located near the community centre.

The A2 is located approximately within 1.50 miles with links to the M25, M2 and M20. If you fancy some retail therapy, the renowned Bluewater Shopping Centre is approximately 5 miles away and offers a range of shops, restaurants and leisure facilities including cinemas and boating lakes. Gravesend town centre is a car or bus ride away and includes a mainline railway station where you can catch the high speed train to St Pancras London in just 22 minutes or you can take the domestic train to London which stops at London Bridge, Waterloo and Charing Cross or you can travel to the Kent coast if you fancy a beach day. Ebbsfleet international railway service also provides a high speed service to London in just seventeen minutes. Meopham Railway Station is within 2 miles offering services to London on the Victoria line. There are also bus & commuter coach services.

#### **FRONTAGE:**

Open plan frontage with path leading to front door and side access.

#### **PORCH:**

uPVC double glazed outer door, tiled floor, aluminium double glazed inner door leading into:

#### **HALL:**

Carpet, radiator, access to loft, built in cupboard, airing cupboard with hot water cylinder and controls for hot water and central heating. Gas and electric meters.

#### **LOUNGE:**

Double glazed patio doors leading out to rear garden, Gas fire in tiled fireplace and teak effect surround, radiator.

#### **KITCHEN:**

Double glazed window to rear. Stainless steel sink and drainer with double cupboard under, breakfast bar, wall and base cupboards, work surfaces, electric cooker point, plumbed for washing machine, radiator.

#### **BEDROOM 1:**

A double bedroom with double glazed window to front, radiator, fitted wardrobe.

#### **BEDROOM 2:**

Double glazed window to front, radiator, fitted wardrobe.

#### **BATHROOM:**

Double glazed opaque window to side, tiled walls, wash basin with cupboard under, panelled bath, radiator.

#### **SEPERATE W.C.**

Double glazed window to side, radiator, low level w.c.

#### **GARDEN:**

Paved Patio, lawn, shrubs and bushes, timber shed, disused pond.



**GARAGE:**

Situated to the side of the property with up and over door. Additional parking on the drive in front.

**TENURE:**

Freehold

**LOCAL AUTHORITY:**

Gravesham Borough Council  
Council Tax Band D - £2,187.91 20/24/2025

**SERVICES:**

Gas, Electric, Mains Water, Mains Water.

**BROADBAND/MOBILE AVAILABILITY:**

Broadband Providers: Openreach, Trooli. We understand you may be able to obtain broadband service from these Fixed Wireless Access providers covering the area.: EE, Three

Mobile Providers for Indoor: EE Three,O2, Vodafone for both data & voice. For Outdoor EE, Three, O2 and Vodafone provide, data, voice and enhanced data.

This information has been provided by Ofcom on 6th March 2024

**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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