

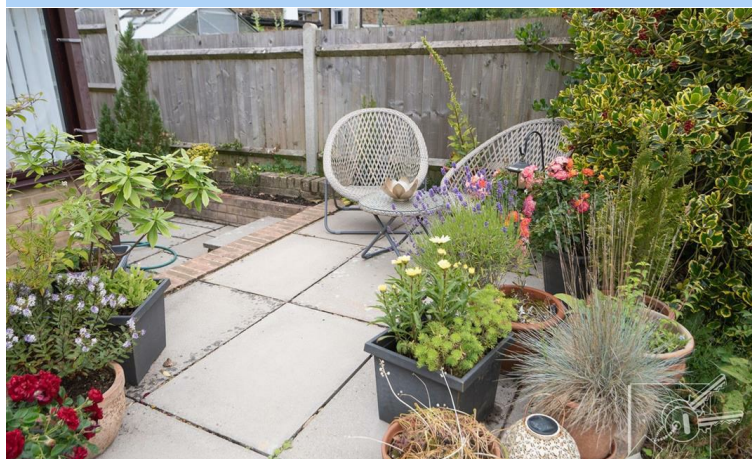


**Elder Bank, Wrotham Road
Meopham, DA13 0QB**

£575,000



- Detached Property
- Spacious Family Bungalow
- 3 bedrooms
- Meopham Green Conservation Area
- Double Garage To Rear
- Sun lounge



Elder Bank, Wrotham Road, Meopham, DA13 0QB



LOCATION:

Situated within the Meopham Green Conservation area and close to the famous Green where you can watch cricket matches taking place or take a walk down to the well known local village pub, to enjoy a drink or dine out in one of the restaurants nearby. Meopham Secondary school is within close proximity and there are a choice of other primary and secondary schools within the catchment area, There is a bus stop just close by and Meopham Station is within 1.8 miles where you can travel to London on the Victoria line.

Gravesend mainline station is 5.6 miles away where you can catch the domestic train to Charing Cross or take the high speed train to Stratford in 17 minutes. The A2, M20, M25 are all easily accessible. There is medical centre close by, vets and local shops and takeaways on Meopham parade which is approximately 1 mile.

DESCRIPTION:

Welcome to this charming detached bungalow located in the picturesque village of Meopham. Situated close to the cricket green, this bungalow offers a peaceful and idyllic setting for you and your family to call home. The modern kitchen and spacious living area is perfect for entertaining family and friends while the attractive rear garden provides a serene outdoor space for relaxation.



FRONTAGE:

Six shallow steps leading to front gate. Mature shrubs and hedge screening the property from the road, mostly laid to lawn, path leading to front porch. side gate leading to rear garden.

PORCH:

Double glazed outer door, uPVC inner door leading into hall:

HALL:

An L shaped hall, access to loft with integrated ladder, carpet, two useful built in storage cupboards and 2 radiators.

LOUNGE:

A spacious, extended room with double glazed French doors leading out to rear garden. Grey laminate flooring, double glazed window to side and radiator.

INNER LOBBY/BOOT ROOM:

A perfect space to kick off shoes/boots and your coats when coming in from the outdoors. Grey laminate flooring, radiator, double doors into dining room. Double glazed door to side, leading out to side access and gardens. Double doors into lounge and door to kitchen.

DINING ROOM/SUN LOUNGE

A bright and spacious room with laminate flooring, divided into two distinct areas: a sitting area and dining room. Two radiators, polycarbonate roof to sun lounge area, double glazed windows to rear and double glazed, French doors leading out onto patio.

KITCHEN:

A well fitted kitchen with modern grey wall and base cupboards by Ikea, comprising plenty of wall and base cupboards to house your every day kitchen essentials including deep drawer units, integrated fridge/freezer, concealed Potterton combi boiler in matching cupboard, space for range style cooker, stainless steel one and a half bowl sink and drainer, complimentary work surfaces, plumbed for washing machine and space for tumble drier or dish washer. Tiled flooring, inset ceiling spot lights, double glazed window to side, door to hall.

BEDROOM 1:

A double room with double glazed window to front, carpet, radiator.

BEDROOM 2:

A double room with double glazed windows to side. carpet, radiator.

BEDROOM 3:

A double room with double glazed window to front, carpet, radiator.

SHOWER ROOM:

Two double glazed windows to side, white suite comprising curved shower cubicle with glass screen, vanity wash basin with storage beneath, low level w.c., heated towel rail, inset ceiling spot lights, tiled floor, part tiled walls.





GARDEN:

A good size and well maintained rear garden with various places to relax. Right outside the lobby doors, there is a paved area extending to the rear of the property making it the perfect space to entertain guests, or enjoy the sunshine on a summers day. Up a couple of steps is another paved area perfect for some pots and plants. There is access to a side gate leading to the front of the property. To the rear of the garden is access to a small patio, and a back gate leading out to the shared driveway, and access to the double garage. For convenience, there is access to both water and electric in the garden.

GARAGE:

Located at the bottom of the garden is a double garage accessed by a shared driveway. There is an access point in the garden via a door, and the up and over door provides ease of access for getting in and out of the garage.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesend Borough Council - Band E - £2751.55 2024-2025

UTILITIES:

Mains gas, electricity, water and drainage

BROADBAND:

BROADBAND: We understand that Trooli and Open Reach provide broadband in this area. You may also be able to obtain broadband service from the following fixed wireless providers: EE

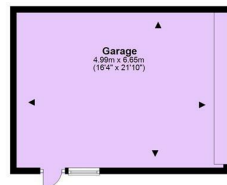
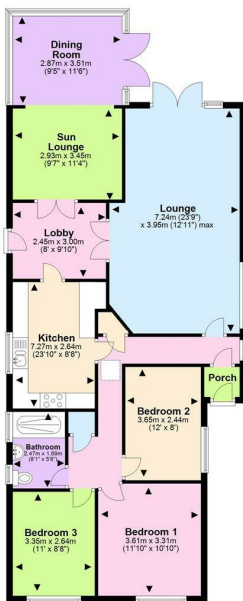
MOBILE PROVIDERS: EE, O2 and Vodafone have limited availability. We also understand that 5g is predicted to be available from Vodafone.

This Information has been provided by Ofcom on 4.7.24.

NOTE:

There are several rights of way for this property listed in the land registry documents that provide access to the property. The access to the garage is subject to payment of a fair proportion of the cost of repairing and maintaining the same accessway, the same with the pedestrian shared access at the front. These points should be discussed with a solicitor when purchasing to ensure all rights/obligations are understood.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.