



Hill Close, Istead Rise, Gravesend, Kent, DA13

**Offers in excess of:
£450,000**

Hill Close, Istead Rise, Gravesend, Kent, DA13

Offered to the market with NO ONWARD CHAIN and in a popular, quiet cul-de-sac within the village of Istead Rise is this three bedroom semi-detached house.

Whilst the property could benefit from some internal modernisation, it was well loved and maintained by its previous owner. It now offers a wealth of potential for its new owners to utilise.

The home sits at the end of the cul-de-sac and benefits from a large frontage, with a spacious paved driveway, large enough to accommodate 3-4 vehicles. The front garden is established but could be excavated to allow for further parking, should this be required. There is further, unrestricted on-street parking.

Downstairs, the property features an entrance porch and hallway, with bright and spacious through lounge-diner to the right. This boasts a feature bay window allowing lots of natural light. To the rear, there are French doors from the dining space, to the rear garden.

There is a separate fitted kitchen, with another side door to the garden.

Upstairs, the home is traditionally configured with two spacious double bedrooms, and one smaller third single. A family bathroom completes the accommodation, with a separate WC, for convenience.

Further benefits include gas central heating, double glazing throughout and a large loft space for storage. There is also excellent extension potential, subject to the necessary permissions.

Externally, the home boasts a well-maintained rear garden. This benefits from side access, two patio/seating areas, with its main proportion then laid-to-lawn.

Set on the flat, the property is within walking distance of the village parade which includes a Co-Op, a butchers, fish & chip and Indian restaurant/takeaways, and an off licence. Also within walking distance are the village doctor and dental surgeries, and a hair salon.

There are public bus stops on the neighbouring Flowerhill Way and Upper Avenue, with public buses providing services to Gravesend, Bluewater and Sevenoaks.

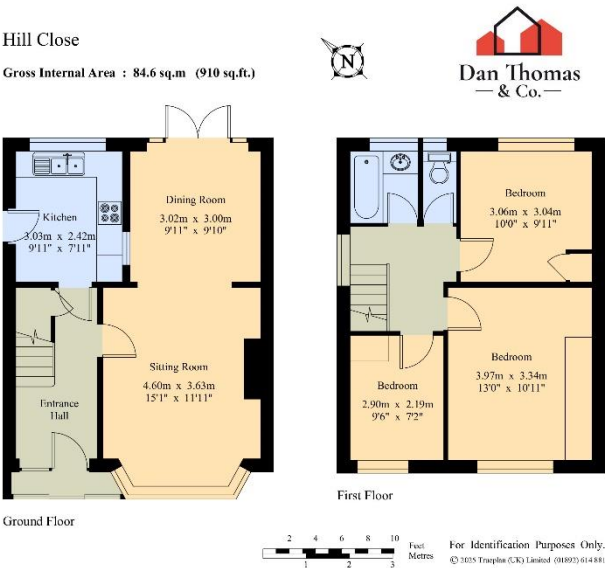
Road links are fantastic, with the A2, M25, M2 and M20 all within easy reach.

For those who have children, there is a nearby playing field and recreational ground, and there are reputable primary and secondary schools nearby, including Istead Rise which is again within walking distance. Grammar schools at Gravesend and Mayfield are accessible via school coach services, whilst Meopham Academy is also less than a 10 minute drive.

For commuters, Ebbsfleet International is approximately 10 minutes by car, which provides a High Speed link to London. For those not needing a High-speed link, Meopham station offers a direct link to London Victoria.

Enquire now to book your viewing slot!

Tenure: Freehold
Council Tax Band: D











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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