



**Worcester Close, Istead Rise, Gravesend, Kent,
DA13**

Guide Price: £425,000
Freehold

Worcester Close, Istead Rise, Gravesend, Kent, DA13

*** GUIDE PRICE £425,000 - £450,000 ***

Take a look at this detached three bedroom house, available at a more affordable price than most, within the village of Istead Rise!

Offered to the market with the benefit of NO FORWARD CHAIN.

The property is located on Worcester Close, just minutes from the village primary school, doctors surgery, dentists and small parade of shops, making this an excellent option for families.

The property offers a spacious frontage with a driveway for one and an integral garage. To the side, there is a sheltered car port, meaning there is ample off road parking. There is also the option to park on street with no restrictions.

Downstairs, you enter the front door to an entrance porch and hallway, leading to a downstairs cloakroom, ahead. There is a versatile living arrangement with separate living and dining rooms, split by a set of double doors. Beyond the living room, there are sliding doors to a conservatory at the rear, which leads out on to the garden. There is a separate, wide galley style kitchen, well fitted and with double aspect. This also offers a side door to the car port.

Upstairs, the home offers three bedrooms, all of which include built in wardrobes. Bedrooms one and two are spacious doubles, whilst bedroom three is traditionally smaller, but is still a large single / small double. A fully tiled family bathroom completes the accommodation, with shower attachment above bath, toilet and wash-hand basin.

Further benefits include gas central heating, double glazing and a large loft space for storage.

Externally, the rear garden is tiered to an upward elevation. This has recently been relandscaped to include a patio, a decking, and a section of lawn, split by a retaining wall and steps, separating the two tiers.

As well as being within walking distance to all of the village amenities, the property is well connected to Gravesend, Bluewater and road links to the A2, M25, M2 and M20. The closest train station is Meopham which offers regular, direct services to London Victoria, whilst Gravesend and Ebbsfleet International are both within easy reach, offering a High Speed service to London.

Enquire now to book your viewing slot.

*** N.B. It should be noted that "virtual staging" has been utilised for this property advert, and that some of the furniture displayed in the photographs has been created digitally – for scope and perspective. The property will be sold unfurnished. ***

Tenure: Freehold
Council Tax Band: E













Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dan Thomas & Co

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

T: 01474 636300

E: info@danthomasandco.co.uk

www.danthomasandco.co.uk

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.