



## 20 Highview

Vigo, Kent, DA13 ORR Freehold

 3

 1

 2

 D

Asking Price £340,000

**A fine example of a three bedroom end of terrace house located in Highview adjacent to a parking area. and within easy walking distance of Trosley country park and local shops. The property also benefits from a recently added garden room that would also function as a home office.**

### Overview

- Three bedrooms
- Garage en-bloc
- Kitchen breakfast room
- Garden room/home office
- Tasteful decor
- EPC rated D
- Council tax band C
- Popular location
- Close to Trosley country park
- Conservatory

### Description

This well presented home has accommodation comprising entrance porch opening on to the lounge with stairs to first floor, feature vertical radiators and wood flooring. The kitchen breakfast room is fitted with a range of units and a breakfast bar and is part open to the conservatory that is utilised as a dining room. The first floor accommodation comprises 3 separate bedrooms and a bathroom fitted with a modern suite including a shower over the bath.

Outside, there is a front garden, side access and a neat rear garden with patio and lawn. The garden room was recently constructed and has a variety of uses.



### Location

The village of Vigo is located approximately halfway between the villages of Meopham and Borough Green off the A227. There is easy access to the A2/M2/M25 and M20/26 motorway networks and both Meopham and Borough Green offer mainline rail stations. Ebbsfleet International station is within approximately 20 minutes drive as is Bluewater. There are schools in Vigo, Culverstone and many of the surrounding villages as well as grammar schools in nearby Gravesend and Dartford. There are shops in Vigo within walking distance as well as a wider variety in the aforementioned locations. Trosley country park is also within a short walk.

### Viewing arrangements

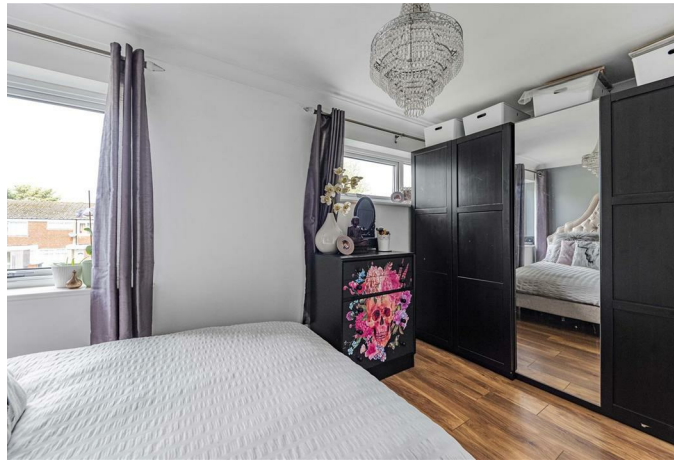
Strictly by prior appointment with Kings

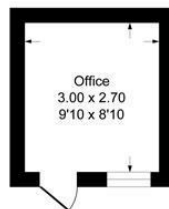
### Directions

From our Meopham office proceed south along the A227 Wrotham Road for approximately 4 miles and turn left into Harvel Road, sign posted Vigo. Take the first turning right into Waterlow Road and proceed to the end. At the T junction with Erskine Road turn right and Highview is the fourth turning on the left and the property is found a short way along on the right.

### Property information

Mains gas, electric, drainage and water



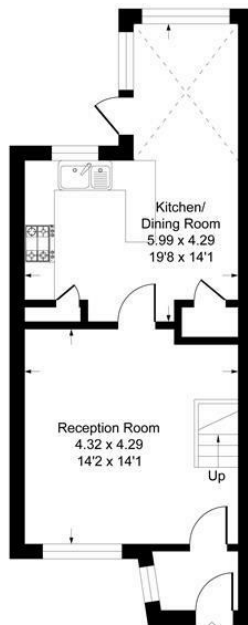


**Outbuilding**

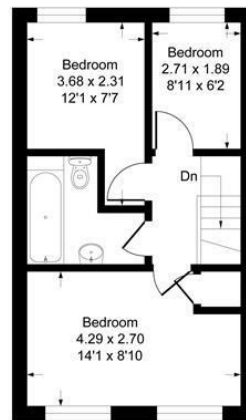
Garden  
12.46 x 6.06  
40'11 x 19'11  
(Approx)

## Highview, DA13

Approximate Gross Internal Area  
74.1 sq m / 798 sq ft  
Outbuilding = 8.1 sq m / 87 sq ft  
Total = 82.2 sq m / 885 sq ft



**Ground Floor**



**First Floor**

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 OHP  
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

