



Sinclair Wrotham Road

Meopham, Kent, DA13 0HW Freehold

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£575,000

A most attractive 3 bedroom semi-detached house that benefits from a rear ground floor extension that provides a spacious kitchen-dining room. The property has a large west facing rear garden and is located within a very short distance of Meopham rail station.

Overview

- Close to Meopham rail station
- Rear kitchen-diner extension
- Potential for side extension subject to all consents.
- Long west facing garden
- Separate utility/WC
- Off-road parking
- Re-roofed circa 2016
- Council tax band D
- EPC rated D
- 2 Reception rooms.



Description

The accommodation of this well presented and maintained family house comprises entrance hall with wood flooring and stairs to the first floor landing. The bay fronted lounge has fitted blinds a traditional style gas fireplace and wood flooring. There is a separate dining room now used as a snug as the rear extension has created a bright and spacious fitted kitchen-diner with modern units under wooden work tops including an island, under floor heating and two sets of bi-fold doors onto the garden. The former kitchen is now a separate utility with a WC. The first floor accommodation has 3 separate bedrooms (two with original fireplaces) and built in wardrobe/cupboards in each room. The modern bathroom has a large shower enclosure.

The front of the property has driveway providing parking for several vehicles and there are gates at the side allowing vehicular access in to the rear garden. The level west facing garden is 125ft in depth and is mainly lawned with a patio adjacent to the kitchen bi-fold doors. There are two sheds and a greenhouse to remain.

In our opinion the property offers potential to extend to the side subject to local authority consent.



Location

Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are outstanding local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found at nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

Viewing arrangements

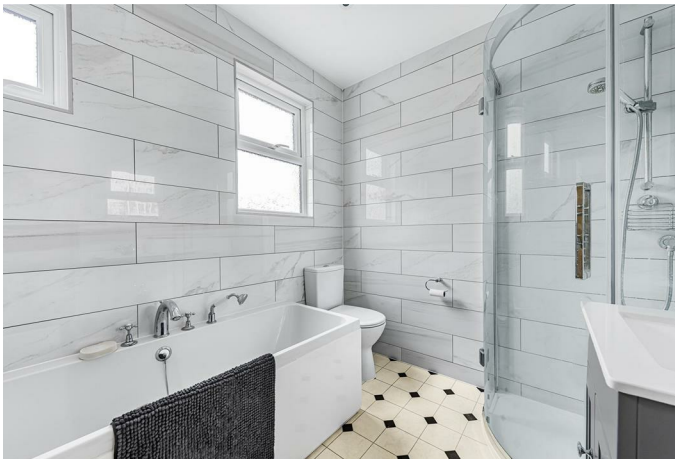
Strictly by prior appointment with Kings

Directions

The property is located directly opposite our office near Meopham rail station.

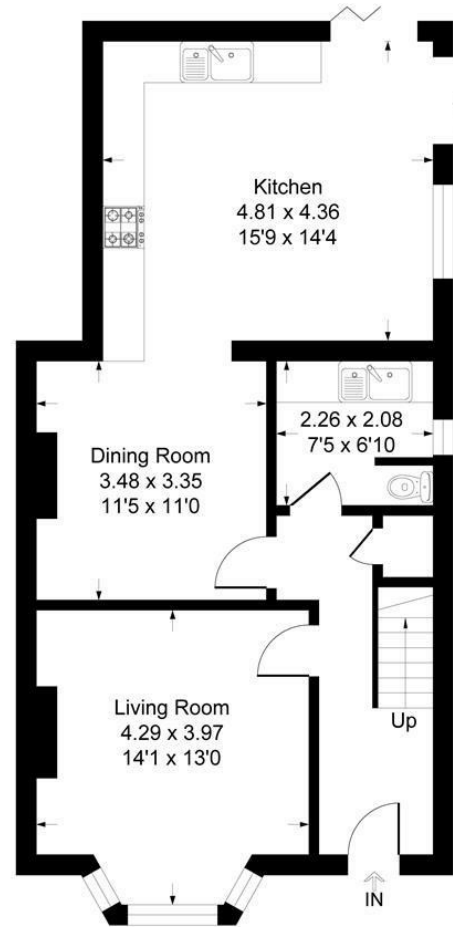
Property information

Mains gas, electric, water and drainage.

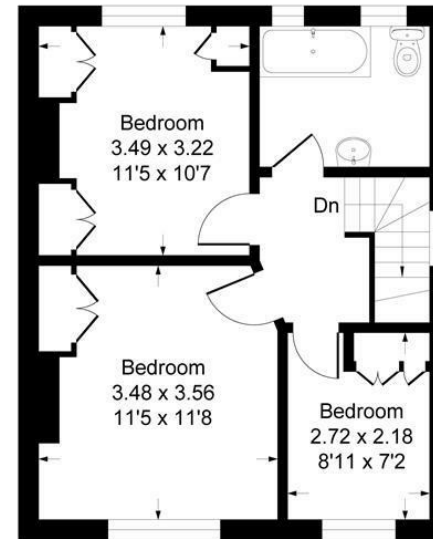


Sinclair, Wrotham Road, DA13

Approximate Gross Internal Area
106.3 sq m / 1145 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

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