



## 6 Cedar Close

Meopham, Kent, DA13 0ED Freehold



Asking Price £500,000



**A very well presented 3 bedroom semi-detached family house located in a popular cul-de-sac within walking distance of local shops schools, bus routes and Meopham mainline rail station.**

### Overview

- Cul-de-sac location
- Walking distance to shops, schools and rail station
- Conservatory with underfloor heating
- Garage converted to kitchen
- Tastefully decorated
- Well maintained gardens
- Large windows
- Council tax band D
- EPC rated C
- West facing rear garden



### Property description

The accommodation of this tastefully presented house comprises entrance porch with a further door through to the entrance hall. The lounge has a large west facing window and sliding doors on to the conservatory which is fully glazed with fitted blinds and underfloor heating. The kitchen dining room has fitted units and built-in appliances including electric oven, gas hob, dishwasher and fridge. The kitchen has been formed by converting the garage and includes a utility area for appliances with extra cupboards work surface and drawers. The first floor landing has access to the loft space via a retractable ladder, the loft is part boarded, has a light and houses the gas boiler. There are three separate bedrooms all with fitted wardrobes/built-in wardrobe cupboards. A family bathroom with a shower over the bath completes the first floor accommodation.



Outside, there is a front garden with a slate chip shrub bed and a driveway providing parking for 2 vehicles. There is a side gate giving pedestrian access to the rear. The rear garden has been landscaped with two distinct patio areas, central lawn and shrub beds.



### 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 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

From our Meopham office proceed south along the A227 Wrotham Road and take the 3rd turning on the left into Denesway. Turn right into Poplar Walk and then right into Cedar Close and the property is found just after the bend on the right.

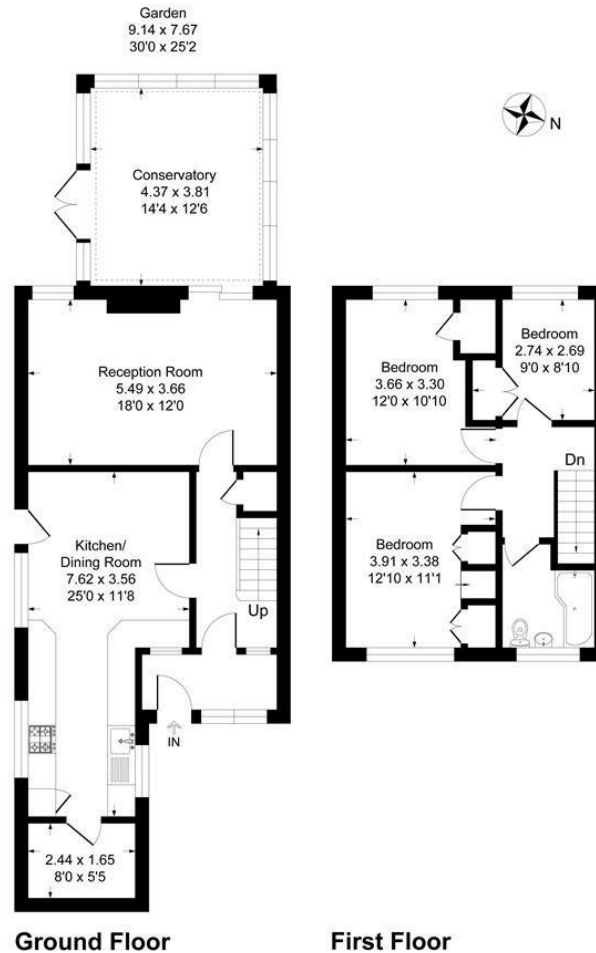
### Property information

Mains gas, electric, water and drainage. The garage has been converted to form part of the kitchen.



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Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft



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.  
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