



55 Flowerhill Way

Istead Rise, Gravesend, DA13 9DS Freehold

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Asking Price £475,000

Located within a short walk of Istead Rise shops is this well presented 3 bedroom semi-detached house. The property has been extended to the ground floor at the rear and side and also benefits from a downstairs bathroom and a first floor en-suite shower. Offered to the market with no onward chain.

Overview

- No onward chain
- Short level walk to shops
- Extended accommodation
- Garage and driveway
- Bathroom & en-suite shower
- L-shaped kitchen
- Council tax band D
- EPC Rated D
- Views at first floor level
- Well maintained 50' garden

Description

The accommodation comprises entrance hall with stairs to first floor. A spacious reception room with door onto the dining room extension at the rear. There is an L-shaped kitchen with fitted units, electric oven, gas hob and extractor with doors at either end accessing the rear garden and garage.

The first floor accommodation has three bedrooms, the largest of which is comprehensively fitted with wardrobes, bedside cabinets and overhead storage. The second bedroom and third bedroom have views over Istead Rise to the surrounding countryside. Bedroom three has an en-suite shower cubicle, basin and WC.

At the front of the property is a block paved driveway with parking for two vehicles, the remainder is lawn. The well maintained rear garden has a block paved patio, lawn, shrubs to borders and a shed to remain. Approximately 50' in length.



Location

Istead Rise is sited between Gravesend and Meopham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/M26 motorway networks are both within easy reach as is the M25. Meopham mainline rail station with services to Victoria (35 minutes) is 1.5 miles away with Gravesend mainline station to Charing Cross (45 minutes) approximately 3 miles. Ebbsfleet International station with mainline services to Europe and St Pancras (15 mins) is within a short drive and Gatwick can be reached in approximately 40 minutes. There is a local

primary school (Ofsted Good) within Istead Rise as well as shops, restaurant and take-aways. Larger supermarkets and commercial retail area (Morrisons, Lidl, Screwfix, etc are within 1 mile.

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed north along the A227 Wrotham Road and take the 5th turning on the left into Istead Rise. Proceed past the shops and take the next right into Flowerhill Way. Follow the road

round and the property is found on the left shortly after the turning for Littlecroft

Property information

Mains gas, electric, water and drainage.



Garden
16.30 x 7.80
53'6 x 25'7
(Approx)

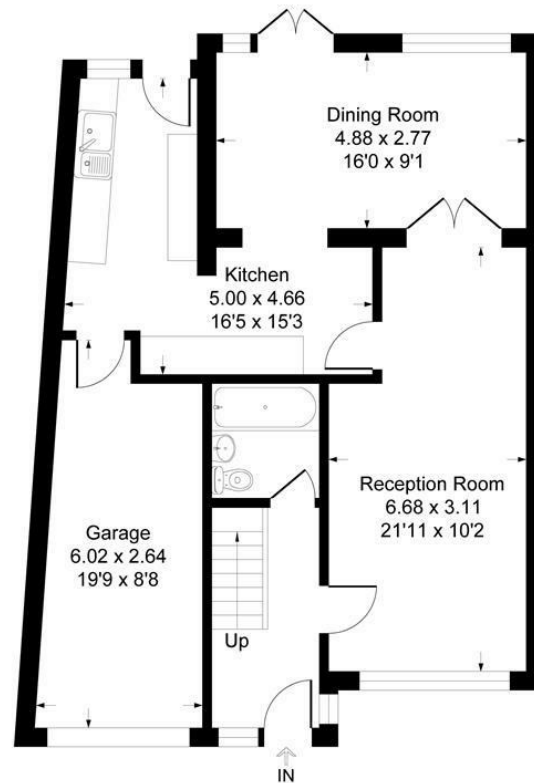
Flowerhill Way, DA13

Approximate Gross Internal Area

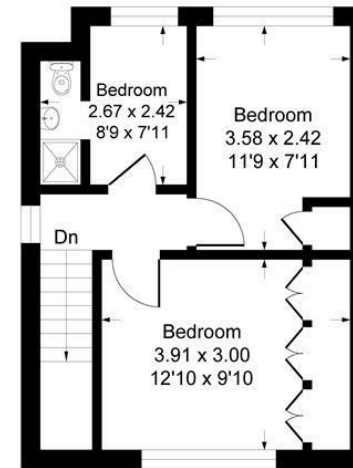
91.3 sq m / 983 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 105.3 sq m / 1134 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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