



## 173 Downs Road

Istead Rise, Kent, DA13 9HF Freehold



Asking Price £425,000



Located in one of Istead Rises' most sought after roads is this two bedroom semi-detached bungalow. The property has level gardens both front and rear and off-road parking via a driveway and detached single garage.

### Overview

- Sought after location
- Two separate bedrooms
- Driveway and detached garage
- Potential to convert loft space
- Conservatory
- Kitchen-diner
- Shower room
- EPC rated C
- Council tax band D
- 60' rear garden

### Property description

The accommodation of this semi-detached bungalow comprises entrance porch, entrance hall, lounge with patio doors on to the conservatory, Kitchen-dining room, two separate bedrooms and shower room. Outside there is a front garden and driveway providing off-road parking for one to two vehicles. There is an electric car charger located at the side of the property. The rear garden has a paved patio with the remainder laid to lawn. The detached garage is located within the rear garden and is accessed via a track further long Downs Road.

In our opinion the property offers excellent scope of extension/ loft conversion subject to the usual local authority consents. Many similar bungalows in the road have benefitted from this type of development.





### 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 for approximately 1 mile and take the first turning left into Lewis road which becomes Arcadia Road. Proceed to the junction with Downs Road and Turn right, The property is found on the right hand side.

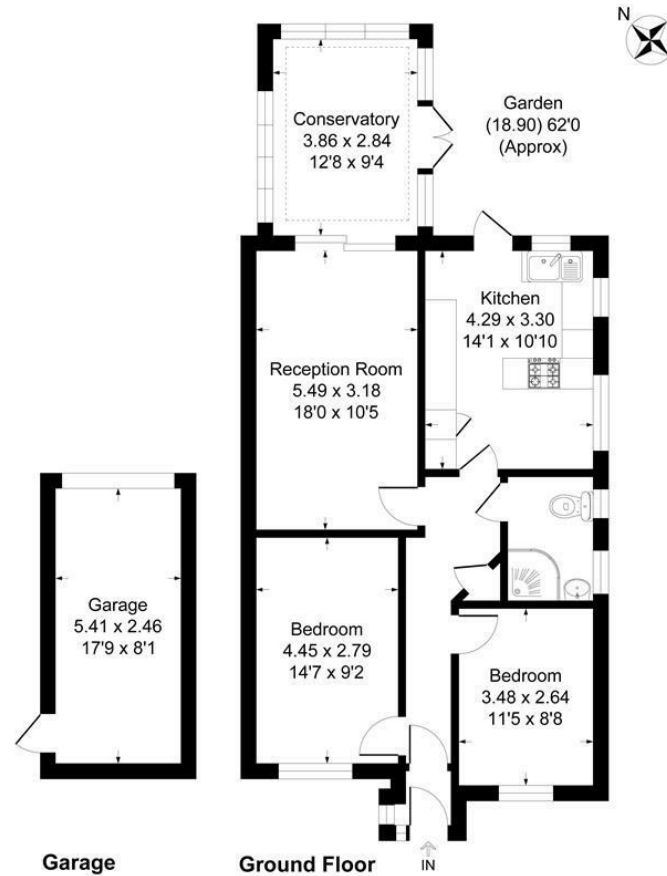
### Property information

Mains gas, electric, water and drainage.



# Downs, DA13

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft  
Garage = 13.3 sq m / 143 sq ft  
Total = 94.4 sq m / 1016 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.  
Produced By Planpix

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