



## 12 Castlefields

Istead Rise, Gravesend, DA13 9EJ Freehold

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Asking Price £485,000



**A very well maintained and presented semi-detached bungalow with surprising spacious accommodation located within walking distance of Istead Rise shops and school. The property is offered to the market with the benefit of no onward chain.**

#### **Overview**

- Chain free
- Very well presented
- Spacious accommodation
- Garage and driveway
- 3 Separate bedrooms
- Extended kitchen breakfast room
- Modern shower room
- Lounge and dining room
- EPC rated D
- Council tax band D

#### **Property description**

The accommodation of this well proportion bungalow comprises entrance hall, lounge open to dining room with patio doors onto the garden, extended kitchen breakfast room comprehensively fitted with a range of units. There are three separate bedrooms, two of which are double rooms and a shower room with a modern suite. Outside, at the front of the property is a driveway giving parking for two vehicles. The rear garden has a brick paved patio and a central path with artificial lawns either side and a variety of shrubs. The 17' x 14' garage is located at the end of the garden and has light and power, the access is via Castlefields.

The property offers excellent potential for a loft conversion subject to local authority consent as many in the road have already been converted.





### 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 and then take the first right into Castlefields and the

property is found a short way along on the right hand side.

### Property information

Mains gas, electric, water and drainage.

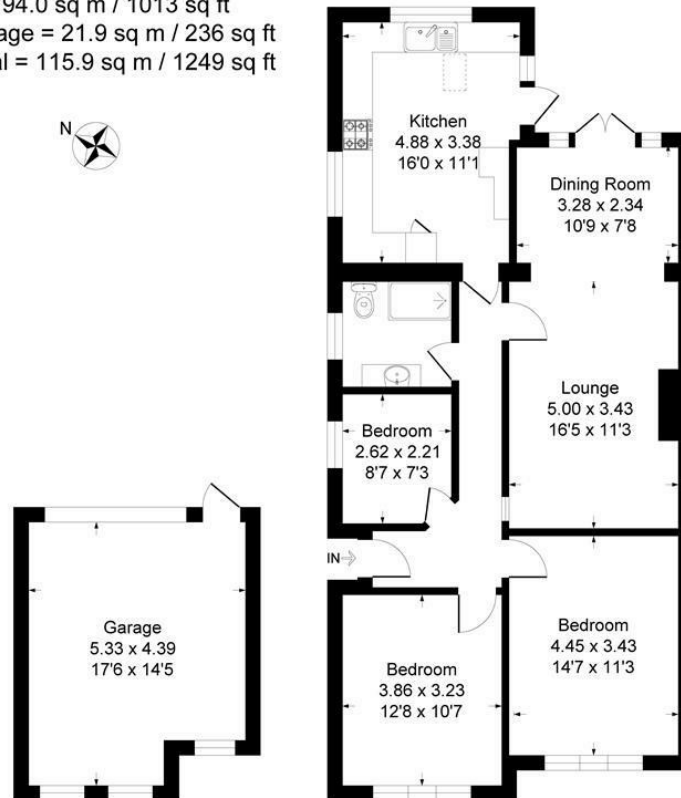


## Castlefields, DA13

Approximate Gross Internal Area  
94.0 sq m / 1013 sq ft  
Garage = 21.9 sq m / 236 sq ft  
Total = 115.9 sq m / 1249 sq ft



Garden  
15.85 x 8.15  
52'0 x 26'9  
(Approx)



**Garage**

**Ground 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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