



## 27 Willow Walk

Meopham, Gravesend, Kent, DA13 0QS Freehold



Guide Price £750,000

**A well proportioned family home with 4 double bedrooms sited on a generous plot of 0.29 acres. The property has ample off-road parking, large car port and double garage. Offered to the market with the benefit of no onward chain.**

### Overview

- Detached 4/5 double bedroom house
- 3 Reception rooms
- Large 0.29 acre plot
- Ample parking
- Double garage and carport
- Annexe possibilities
- 2 Shower rooms
- Large entrance porch
- No onward chain

### Description

Built circa 1964 this attractive tile hung detached house is now offered to the market for the first time. The accommodation comprises large entrance porch at the side with access through to the main entrance hall. The lounge has a tall bay window facing south west flooding the room with light and leads through to a study over looking the garden. The separate dining room also has a large window. The kitchen is fitted with a range of units with work tops over, built-in cupboard and further cupboard housing the gas fired warm air central heating and hot water boiler. There is a separate utility room/kitchenette with access on to the garden and the covered walkway between the house and garage. A shower room and reception room/bedroom complete the ground floor accommodation. In our opinion this part of the property offers annexe potential (see floorplan) The first floor accommodation has 4 double bedrooms all with fitted wardrobes and large windows. The shower room has a modern suite with a digital shower.

Sited on a generous plot of 0.29 acres the front garden has a large expanse of lawn and mature tree. There is ample off-road parking via a cast concrete driveway that leads to a double width carport and double garage with electric door and single rear garage door allowing for vehicular access to the the rear of the property. the garage also has an inspection pit. The rear garden has two patios, summer house, two sheds and a shingle bed.



### Location

Culverstone is located 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), Borough Green mainline rail station is approximately 4 miles away, Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 30 minutes. There is a local primary school within Culverstone and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found nearby and in Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (20 mins).

### Viewing arrangements

Strictly by prior appointment with Kings

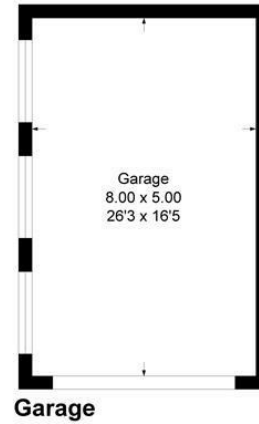
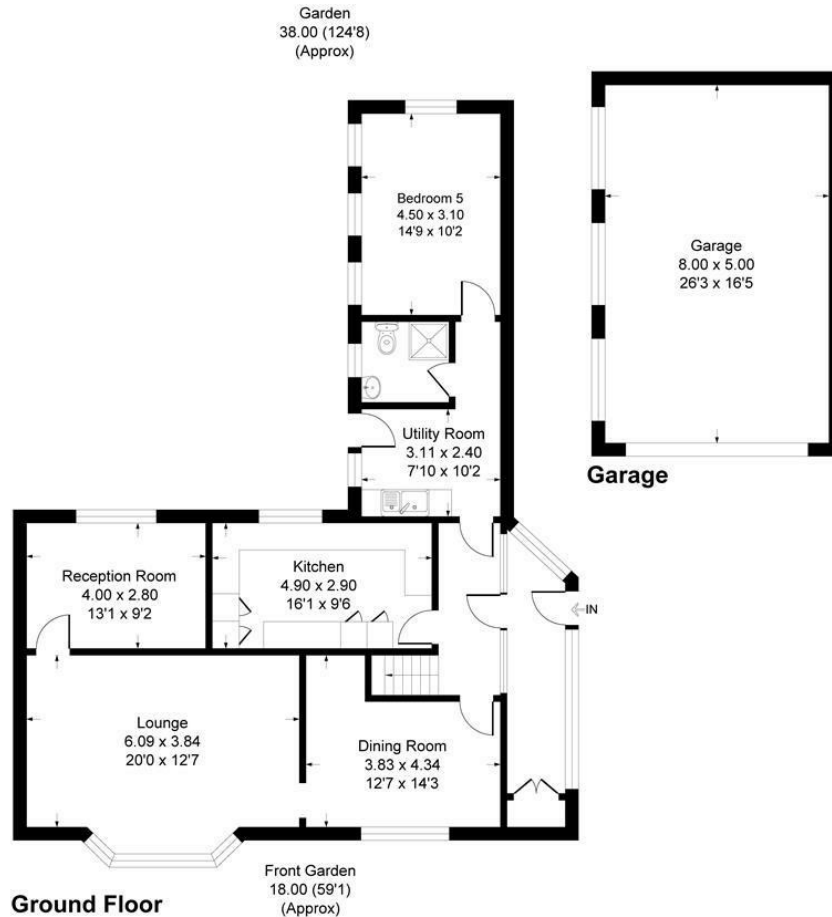
### Directions

From our Meopham office proceed south along the A227 Wrotham Road for approximately 3 miles. Turn left into Willow Walk after the Culverstone Green sign and the property is found towards the end of the road on the left hand side.

### Property information

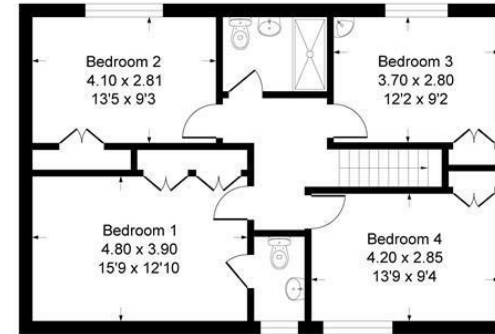
Mains gas and electric, water and drainage.





## Willow Walk, DA13

Approximate Gross Internal Area  
181.5 sq m / 1954 sq ft  
Garage = 40.0 sq m / 431 sq ft  
Total = 221.5 sq m / 2385 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

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

Station Approach, Meopham, Kent, DA13 OHP  
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

