



## 4 Edgehill Gardens

Istead Rise, Gravesend, DA13 9JU Freehold

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Asking Price £495,000



**A very well presented detached bungalow located in a quiet cul-de-sac close to local shops and bus routes.**

#### Overview

- 3 Separate bedrooms
- Fitted kitchen
- Council tax band D
- EPC rated E
- Electric heating
- Off-road parking
- Conservatory
- Attractive weather boarding
- Summerhouse
- Tasteful décor

#### Description

Tucked away in a quiet corner of this cul-de-sac is this detached bungalow that has been greatly improved by the current owners. There is a spacious entrance hall with that leads through to the open-plan kitchen dining room. A reception room has been added at the rear and serves as a lounge overlooking the garden. The garage has been incorporated into the main accommodation and there are now three separate bedrooms and a shower room fitted with a modern suite.

There is off-road parking for one vehicle on the front driveway. The rear garden has a decking patio with a pergola. Raised flower/shrub bed and summerhouse.





### 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.

### Property information

Mains electric, drainage and water. Council tax band D. EPC rated E

### Viewing arrangements

Strictly by prior appointment with Kings

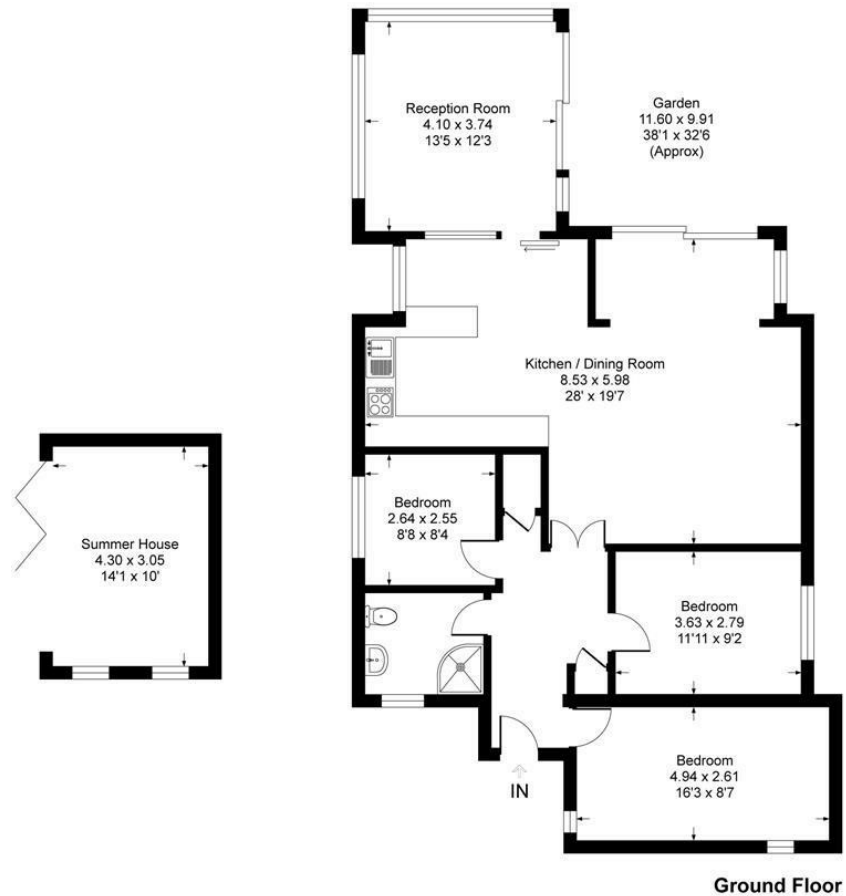
### Directions

From our Meopham branch proceed north along the A227 Wrotham Road and upon entering Istead Rise turn left into Lewis Road and then first right into the continuation of Lewis road. Take the first right in to Edgehill gardens and the property is found towards in the right hand corner.



## Edgehill Gardens, DA13

Approximate Gross Internal Area = 105 sq m / 1132 sq ft  
Approximate Outbuilding Internal Area = 13 sq m / 141 sq ft  
Approximate Total Internal Area = 118 sq m / 1273 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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