



## 2 Willow Walk

Culverstone, DA13 0QS Freehold



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E

Asking Price £425,000



**A semi-detached two bedroom bungalow located in a popular residential road close to shops and Culverstone Primary School. The property is offered to the market with no onward chain and offers potential to extend and convert the loft space subject to consent.**

### Overview

- Chain free sale
- Close to shops and school
- Potential to extend/loft conversion subject to consent
- Two bedrooms
- Off-road parking
- Detached single garage
- Oil central heating
- Fitted wardrobes and drawers to bedroom one
- EPC Rated E
- Council tax band D

### Description

The accommodation of this semi-detached bungalow comprises entrance porch with a further door onto the entrance hall. The lounge has a wall mounted electric fire and patio doors to the rear on to the garden. The kitchen is fitted with wall and base units and has a floor standing oil fired central heating boiler. From the kitchen there is a door onto a second porch that gives to the side and garden. There are two bedrooms, one of which has fitted wardrobes, drawers and bedside cabinet. The bathroom has a white suite comprising bath with shower screen, basin and WC.

The property has a lawn at the front and a block paved driveway providing off-road parking and access to the detached single garage. The rear garden has a paved patio with the remainder being laid to lawn.

**AGENTS NOTE:** The property offers good potential to extend at the side and also for a loft conversion subject to local authority consent.



### 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 station is within a short drive and Gatwick can be reached in approximately 40 minutes. Culverstone Primary School is within walking distance of the property and additional primary schools in the neighbouring villages

with 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

### Direction

From our Meopham office proceed south along the A227 Wrotham Road for approximately 3 miles and turn left into Willow Walk. The property is found a short way

along on the right hand side. What3words location finder: [:///rising.august.unions](https://www.what3words.com/location/:///rising.august.unions)

### Property information

Main electric, water and drainage. Oil central heating. Council tax band D. EPC rated E



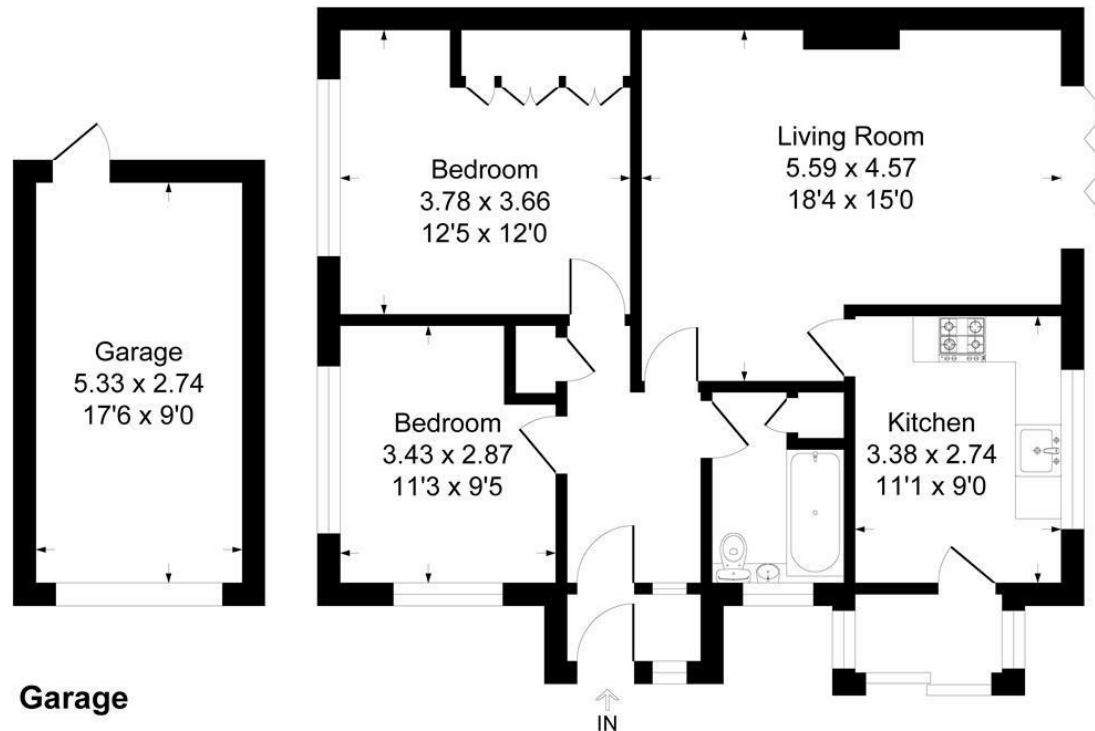


# Willow Walk, DA13

Approximate Gross Internal Area 74.9 sq m / 806 sq ft

Garage = 14.6 sq m / 157 sq ft

Total = 89.5 sq m / 963 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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