



## 24 New Road

Meopham, Gravesend, DA13 0LS Freehold

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Asking Price £650,000



A detached three bedroom chalet style property located in a quiet residential road within easy walking distance of Meopham mainline rail station. This family home has flexible accommodation and a large level rear garden as well as ample off-road parking. An added bonus is a converted useable loft space comprising two rooms and a bathroom.

### Overview

- Walking distance to station (5 Minutes)
- Large level garden
- 3 Bedrooms
- Flexible accommodation
- Ample off-road parking
- 0.2 Acre plot 145' rear garden
- Lounge and separate dining room
- Kitchen fitted 2020 and separate utility room
- Council tax band E
- Energy rated D

### Property description

The accommodation of this surprisingly spacious family home comprises a large entrance hall with stairs to the first floor. There is a lounge with a wood burning stove, wood flooring and patio doors onto the rear garden and a separate dining room that also has patio doors to the rear. The kitchen was fitted in 2020 with a range of wall and base units in an attractive olive/grey with granite work surfaces over. There is also a separate utility room with plumbing and space for further appliances. The ground floor has three bedrooms, two of which have fitted wardrobes. The first floor has been converted to provide a useable loft space that has two rooms and a bathroom. There is restricted head height so ideal as children's bedrooms.

The property is sited on a generous plot of 0.2 acres and has off-road parking via shingle driveway at the front providing parking for more than 4 vehicles. The rear garden measures approximately 145' in depth and is mainly lawn with a patio adjacent to the lounge and dining room, mature trees and shrubs and a shed at the rear.



### Location

Meopham is sited 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), Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are local primary and secondary schools within Meopham and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. Local shops are found at nearby Culverstone and

Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins). There is also a small selection of shops and a chemist nearby for essentials. Both Camer country park and Trosley country park are with a short drive.

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed south along the A227 Wrotham Road and take the first turning on the

right into New Road. The property is found approximately three quarters of the way along on the right hand side. What3words location finder stamp.punk.spicy

### Property information

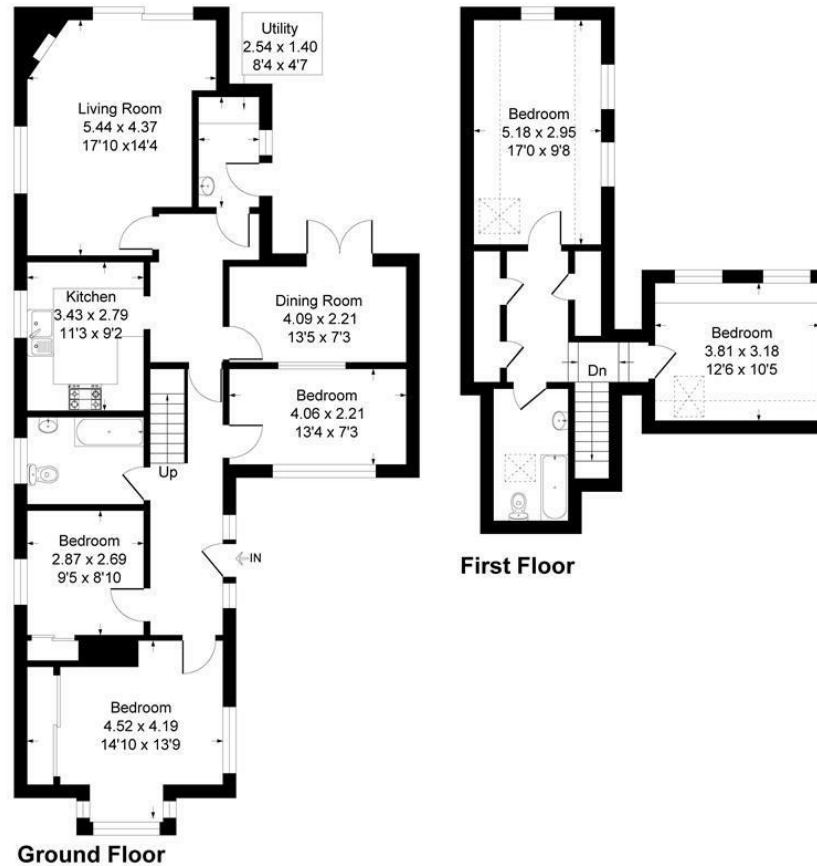
Mains gas, electric, water and drainage. Council tax band E and EPC rated D





# New Road, DA13

Approximate Gross Internal Area  
144.9 sq m / 1560 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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Station Approach, Meopham, Kent, DA13 OHP  
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

