



6 The Russets

Meopham, Kent, DA13 0HH Freehold



4



2



2



D

Asking Price £675,000

A very well presented and maintained four bedroom detached house located in a cul-de-sac position in a highly sought after residential road within walking distance of Meopham mainline station. The current owners have made many improvements and the property is presented in excellent order throughout.

Overview

- Extended 4 bedroom accommodation
- Garden room with fibreglass roof
- Mega-flo heating system
- Engineered wood and tile flooring
- CCTV and alarm
- Resin driveway for 3-4 cars
- Maintenance free garden
- Plantation style shutters
- Recent roof overhaul
- Master bedroom with fitted wardrobes and en-suite

Property description

The accommodation of this superbly presented family home comprises entrance hall with wood flooring and stairs to first floor landing, deep storage cupboard and downstairs WC, The bay-fronted main reception room has fitted shutter blinds, a gas fire and wood flooring. There is a second reception room that is partly open to an extended area currently used as a home office. The dining room is open to a modern fitted kitchen which has a central island and built-in appliances to remain. The first floor accommodation offers four separate bedrooms with the master bedroom having fitted wardrobes and a modern en-suite shower room and a family bathroom

Off-road parking is provided by a newly laid resin driveway with parking for up to four cars and the privately owned entrance road has been re-laid in 2024. The rear garden is south facing and maintenance free with artificial lawn and paved patio. There is a very useful garden room with power and light, ideal for a home office.



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).

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed south along the A227 Wrotham Road for approximately one mile and turn right into Huntingfield Road. Take the second turning right into Strand Close and then first right into

The Russets and the property is found in the first cul-de-sac on the right. What3words location finder: [///spider.sugar.wiser](https://www.what3words.com/)

Property information

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

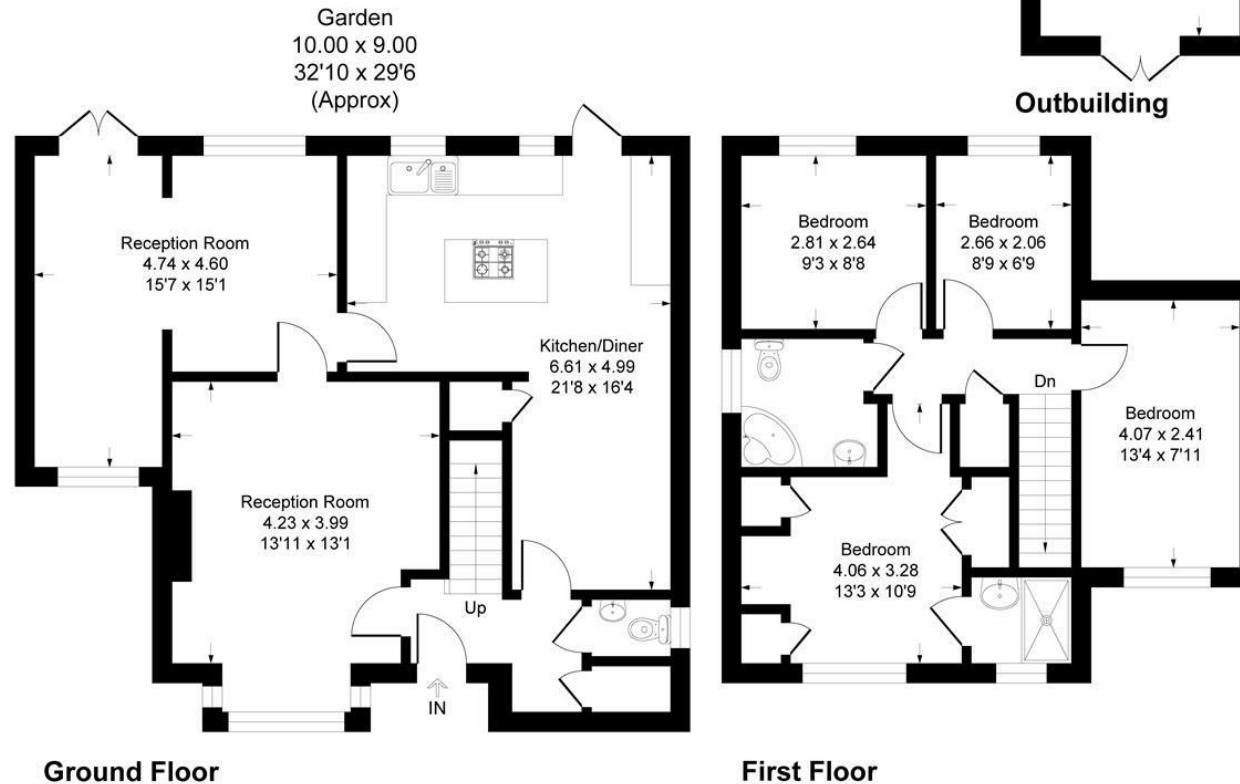


The Russets, DA13

Approximate Gross Internal Area 120.9 sq m / 1302 sq ft

Outbuilding = 10.4 sq m / 112 sq ft

Total = 131.3 sq m / 1414 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

