



349 Wrotham Road

Istead Rise, Gravesend, DA13 9EF Freehold



Asking Price £750,000

A spacious four bedroom detached family home located on a large plot of approximately 0.33 acres. The property is presented in good order throughout and is offered to the market with no onward chain. There is a detached double garage at the side of the house and room to extend at both side and rear subject to consent.

Overview

- Chain free
- 4 Bedrooms
- Large garden
- Potential to extend subject to consent
- Generous driveway and detached garage
- Conservatory
- Solar panels
- EPC rated C
- Views over fields opposite
- Close to shops

Property description

The living space of this generously proportioned detached house comprises an entrance porch and entrance hall with downstairs WC. There is a lounge with a fireplace and stairs to first floor landing and a separate dining room with patio doors out to the garden. The kitchen is fitted with wall and base units and has built in appliances including a double oven, gas hob, extractor and built-in dishwasher. The first floor accommodation offers four separate bedrooms and a family bathroom with a modern white suite. The two bedrooms at the front of the property have views over the fields opposite.

The property is sited on a plot of approximately 0.33 acres and has a large driveway with turning area providing ample off-road parking and access to the detached double garage which has an electric door, light and power. There is a conservatory attached to the rear of the garage. The west facing rear garden has a patio spanning the width of the property with the remainder mostly being lawn. Outbuilding/shed and greenhouse.



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/M25 motorway networks are both within easy reach. 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 station with mainline services to 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. More comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater

Viewing arrangements

Strictly by prior appointment with Kings

Directions

From our Meopham office proceed North along the A227 Wrotham Road for approximately 1.5 miles and the property is found on the left just before the signposted turning for Istead Rise. what3words location finder: \\once.stove.ripe

Property information

Mains water and drainage. Mains gas and electricity. Solar panels. Council tax band F. EPC rated C



Wrotham Road, Istead Rise, Gravesend, DA13

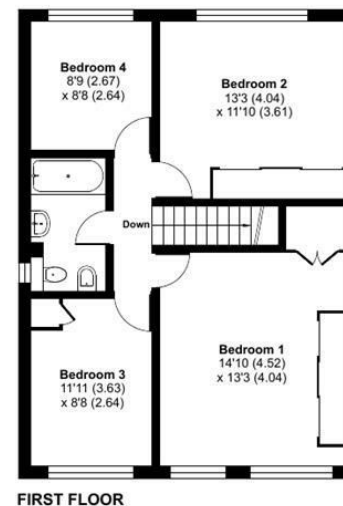
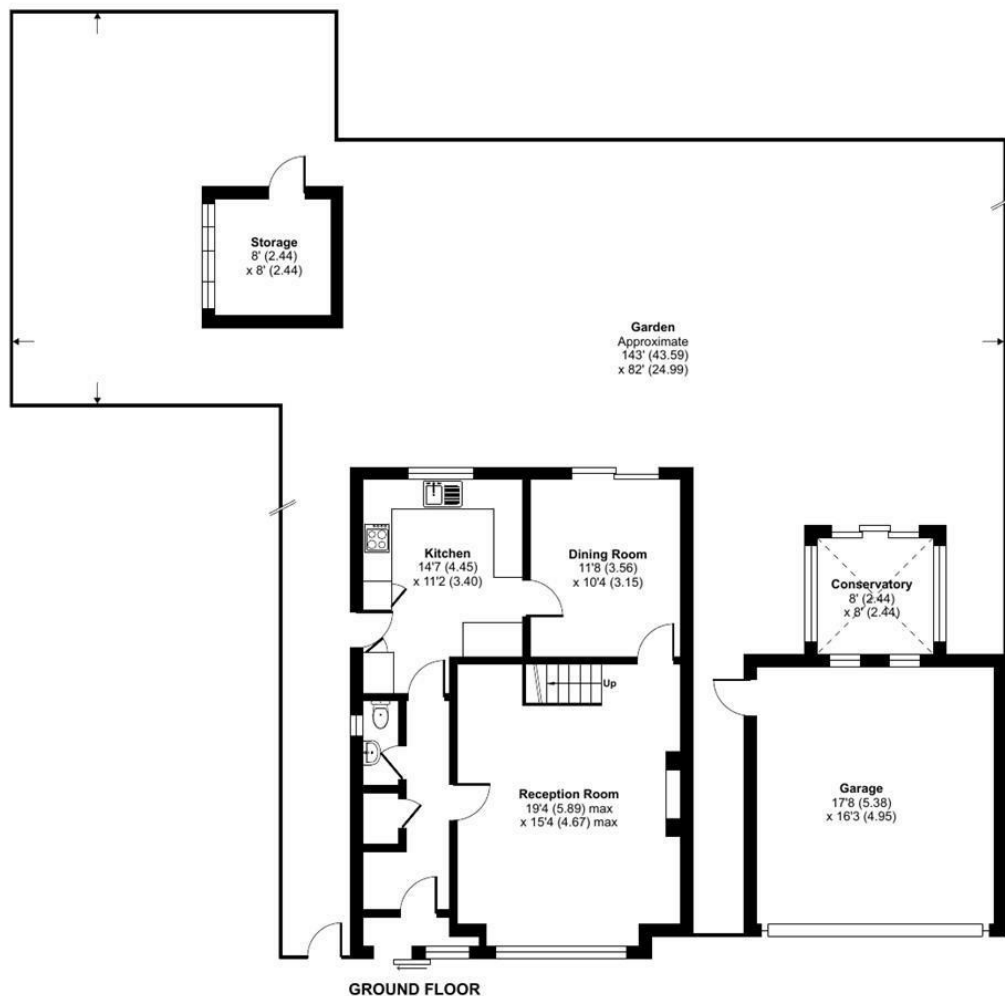
Approximate Area = 1372 sq ft / 127.4 sq m

Garage = 289 sq ft / 26.8 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 1789 sq ft / 166 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Arron Fortune Property Services Ltd. REF: 1130955

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