



## 6 Johns Road

Meopham, Gravesend, DA13 0LP Freehold



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C

Offers Over £800,000



**An immaculately presented four bedroom detached family home benefiting from a stylish rear extension, ample off-road parking via in-out driveway and detached garage, sited on a generous plot of 0.25 acres all within a short walk of Meopham rail station.**

### Overview

- Located within a few minutes walk of Meopham rail station
- Recently extended
- 3 reception rooms
- 0.25 acre plot with 180' rear garden
- Ample parking and garage
- Garden room/outbuilding
- Master bedroom with en-suite shower room
- Very well presented throughout.
- Council tax band E
- EPC rated C

### Property description

The accommodation of this generously proportioned house comprises entrance porch with a further door to the entrance hall that has a downstairs WC and stairs to the first floor. There are two reception rooms located at the front of the property one used as a snug, and the other a study which is comprehensively fitted with shelving, cupboards and drawers, both have wood flooring. The dining room has a wood burning stove, wood flooring and two windows to the side. The property has undergone a recent extension to form a large kitchen-dining area across the rear of the property and creation of a separate utility room. There are four roof lights and attractive black crittall style double-glazed windows flooding the room with light. The kitchen has fitted units, breakfast bar and built-in appliances including electric oven, multi function oven, plate warmer, induction hob with extractor hood over, fridge, dishwasher and hot boiling tap. A fridge-freezer and washing machine are found in the utility room. There are four separate bedrooms to the first floor with the master bedroom having fitted wardrobes and a modern en-suite shower room. There are three further bedrooms, one with fitted wardrobes. A family bathroom completes the first floor accommodation.





The property is sited on a plot of 0.25 acres and has ample off-road parking for several vehicles and a detached single garage with light and power. The rear garden has been carefully landscaped with a large expanse of patio, well stocked shrub beds, further patio, lawn with sweeping pathway and vegetable patch concealed with a trellised pergola. The owners have installed a very useful garden room with light and power which has been used as a home gym but could be utilised for many applications.

### 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/M25 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 within a short drive.

### Viewing arrangements

Strictly by prior appointment with Kings

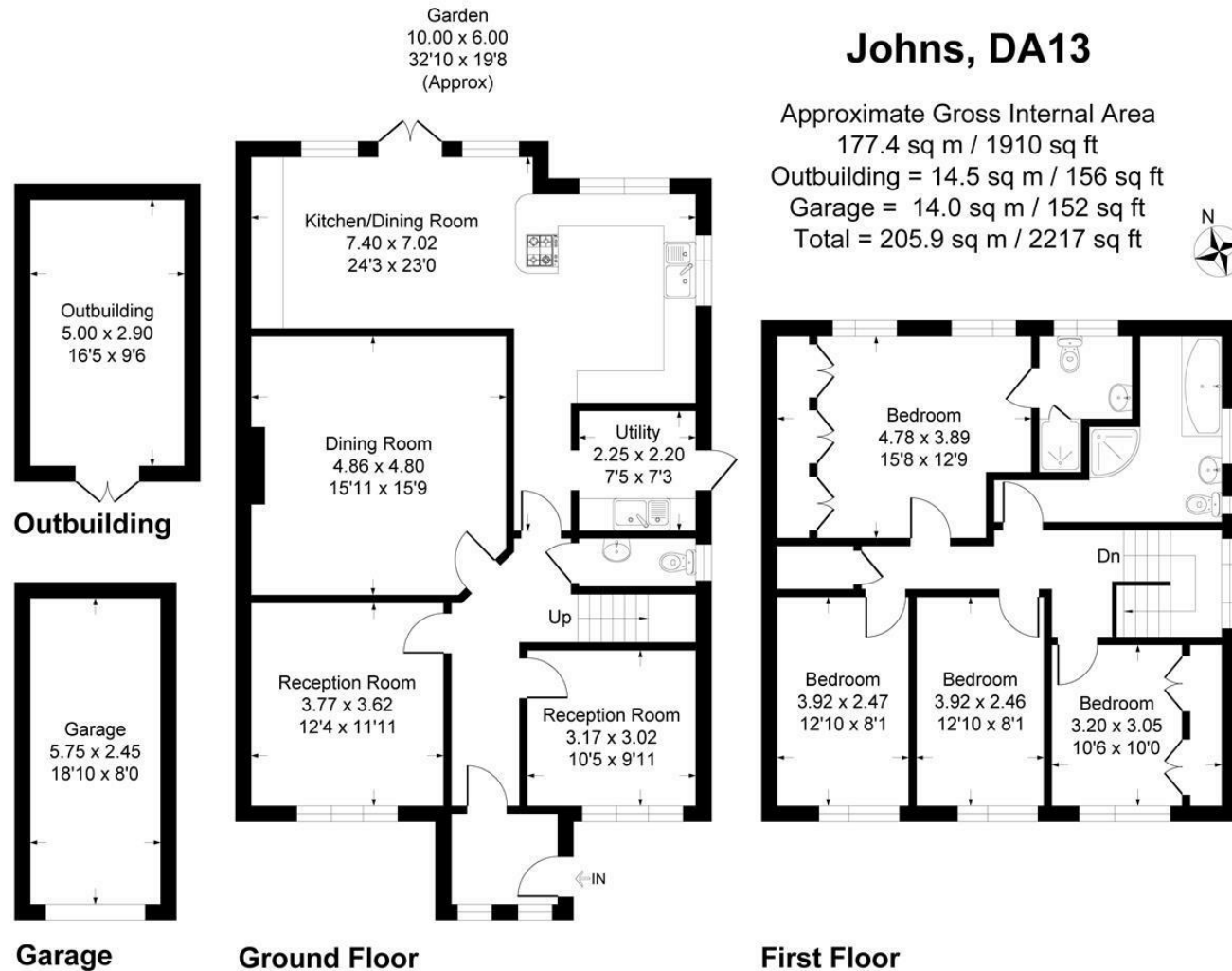
### Directions

Johns Road is located directly opposite our Meopham office. The property is found a short way along on the right.

### Property information

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





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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