



## 50 Lyndhurst Way

Istead Rise, Gravesend, DA13 9EW Freehold

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Asking Price £500,000



**A very well maintained and looked after detached two bedroom bungalow located close to Istead Rise shops and bus routes. The property has a fitted oak kitchen, modern bathroom suite and benefits from gas central heating and double-glazing. Off-road parking via driveway and single integral garage.**

### Overview

- Detached 2 bedroom bungalow
- Fitted oak kitchen with granite work surfaces
- Off-road parking and garage
- Wood effect and tiled flooring throughout
- Modern bathroom suite with shower
- Powder coated aluminium double glazing
- Presented in very good order throughout
- Close to local shops and bus routes
- EPC rated D
- Council tax band D

### Description

This detached two bedroom bungalow has accommodation comprising entrance porch with pitched and tiled roof with door onto the entrance hall which has an airing cupboard and access to the loft space and integral garage. The lounge is dual aspect with windows to side and rear and has an electric fireplace. There is a fitted kitchen with oak wall and base units and attractive granite worksurfaces over. Appliances to remain include range style cooker with induction hob and built-in fridge freezer. There is plumbing and space for a washing machine in a matching unit. The dining room is accessed via the kitchen and could be converted to a third bedroom if required. There are two bedrooms, one of which is comprehensively fitted with wardrobes, bedside cabinets and overhead storage. The bathroom is fitted with a modern suite including a separate shower enclosure with digital shower.

There is off-road parking via a driveway which has access to the single integral garage with electric roller door, light and power. The rear garden has a paved patio, central lawn, shrub beds and views to the west over Istead Rise. Benefits include powder coated aluminium windows and upvc soffits and fascias.





### 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. Larger supermarkets and commercial retail area (Morrisons, Lidl, etc) are within 1 mile and Bluewater at Greenhithe (10 mins)

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed north along the A227 for approximately 1 mile and take the first turning left into Lewis road, which becomes Arcadia Road and then take the first right into Castlefields. Take the 2nd turning on the left into Lyndhurst Way and the property is found a short way up on the left hand side. what3words location finder: [///handle.pull.orbit](https://www.what3words.com/location/:///handle.pull.orbit)

### Property information

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



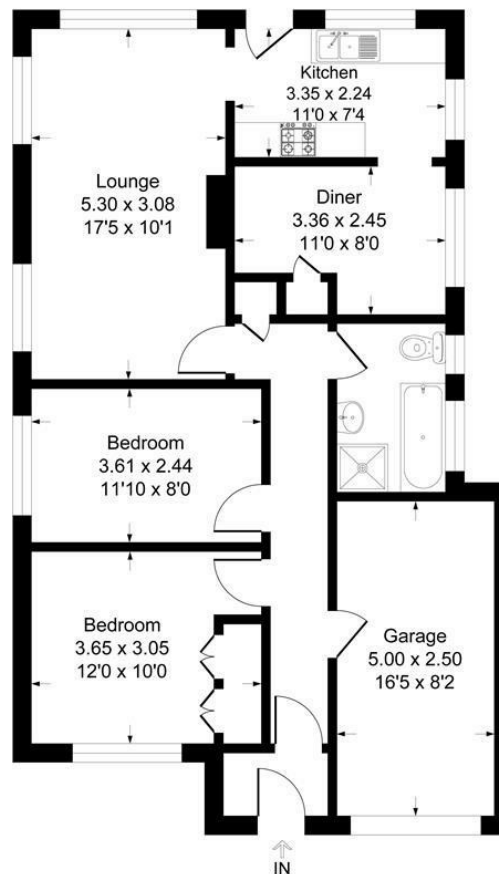
## Lyndhurst Way, DA13

Approximate Gross Internal Area 69.1 sq m / 744 sq ft

Garage = 12.5 sq m / 135 sq ft

Total = 81.6 sq m / 879 sq ft

Garden  
10.00 (32'10)  
(Approx)



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](mailto:meopham@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

