



42 Sallows Shaw

Sole Street, Cobham, DA13 9BS Freehold



2



1



1



E

Asking Price £575,000

A detached two bedroom bungalow located in a quiet cul-de-sac in Sole Street within walking distance of the mainline rail station. The accommodation of this bungalow is spacious with both front and rear gardens being well maintained and generously proportioned. An additional parcel of woodland is located at the rear and included in the sale. Chain free.

Overview

- Quiet sought after location
- No onward chain
- Garden and woodland
- Close to Sole Street rail station
- Two double bedrooms
- Large driveway and detached garage
- Oil fired central heating
- EPC rated E
- Council tax band E

Description

The accommodation comprises an entrance hall with access to the loft space. A large L-shaped reception room with two sets of patio doors onto the garden. The kitchen has fitted units and appliances including double oven, inset hob, fridge freezer and has plumbing for a dishwasher and washing machine. There is an inner lobby with storage/airing cupboard and access to a fully tiled shower room. The remainder of the accommodation comprises two double bedrooms, one with fitted wardrobes.

The gardens are a real feature of this property with the front being an open plan expanse of lawn with a driveway providing ample off-road parking and access to the single garage that has light and power. Attached to the garage is a store/utility room. The rear garden has a paved patio and central lawn with shrub borders and mature trees. The lower half of the garden is an attractive bluebell wood with a public footpath to the end. The woodland immediately beyond is owned by the sellers and included in the sale. Please note there are no boundary markers for the woodland.



Location

The village of Sole Street is located between the historic villages of Cobham and Meopham a short distance from the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/25 motorway networks are both within easy reach as is Sole Street mainline rail station with services to Victoria. Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools in Meopham and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. A local

convenience store is found along the road with more local shops found at Meopham Parade. 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

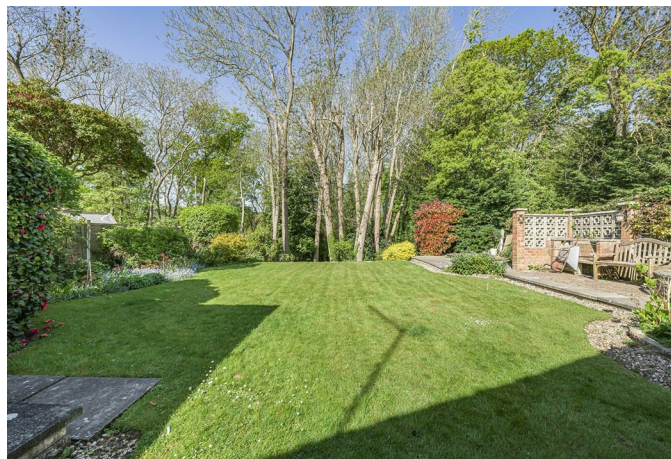
Directions

From our Meopham office turn left to continue on the Wrotham road. Turn left onto Norwood Lane and continue straight. As you reach the end of the road

turn left onto Camer Road. As you reach Sole Street go over the bridge and turn left onto Manor Road follow the road round to the right where it becomes Sallows Shaw and turn left in to the first cul-de-sac. The property is found a short way along on the left. what3words location finder: [///local.elder.lovely](https://www.what3words.com/location/:///local.elder.lovely)

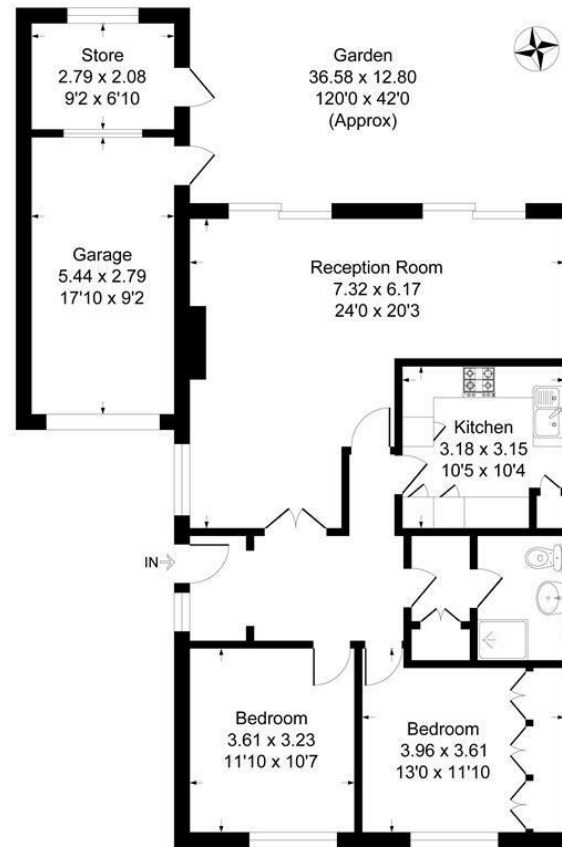
Property information

Mains electric, water and drainage. Oil fired central heating. EPC rated E Council tax band E.



Sallows Shaw, DA13

Approximate Gross Internal Area 88.3 sq m / 951 sq ft
 Garage/Store = 21.4 sq m / 231 sq ft
 Total = 109.8 sq m / 1182 sq ft



Ground Floor

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

