



## 16 Willow Wood Road

Meopham, Gravesend, DA13 0QT Freehold



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C

Asking Price £650,000



**A well presented semi-detached house that has been extended both to the side and rear and now offers flexible family accommodation. The property is located in a quiet no-through road close to shops and local primary school.**

### Overview

- Extended accommodation
- Large entrance hall and inner hallway
- Four bedrooms
- Bathroom and shower room
- Fitted kitchen and separate utility room
- Off-road parking
- Study
- Chain free sale
- Council tax band E
- EPC rated C

### Description

The accommodation of this family home comprises large reception entrance hall that leads through to an office, downstairs WC and utility room. An inner hallway has stairs to the first floor landing and gives access to the main reception room with built in gas fire and wood flooring. The recently fitted kitchen diner is equipped with a comprehensive range of wall and base units with granite work surfaces over. Built in appliances to remain include, fridge, freezer, double oven, induction hob and extractor. The kitchen has a dining area with patio doors on to the garden and access to a utility room with space for washing machine, tumble dryer and an additional large fridge/freezer. The first floor accommodation has four separate bedrooms, a bathroom and additional shower room, both fitted with modern suites.

There is off-road parking via a block paved driveway for three to four vehicles. The rear garden has a patio that extends as a wide path down the garden. The remainder is laid to lawn. The large wooden shed is to remain.





### Location

Culverstone is located between Gravesend and Wrotham on 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 Meopham mainline rail station with services to Victoria (35mins), Borough Green mainline rail station is approximately 4 miles away, Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are local primary schools within Culverstone and the neighbouring villages with grammar schools at nearby Gravesend and

Dartford. Local shops are found nearby and in Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (20 mins).

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed south along the A227 Wrotham Road for approximately 3 miles. Turn left into Willow Walk after the Culverstone Green sign and then left again into Willow Wood Road. The property is

found a third way along on the right hand side. what3words location finder: [///secure.asserts.look](https://www.what3words.com/secure/asserts/look)

### Property information

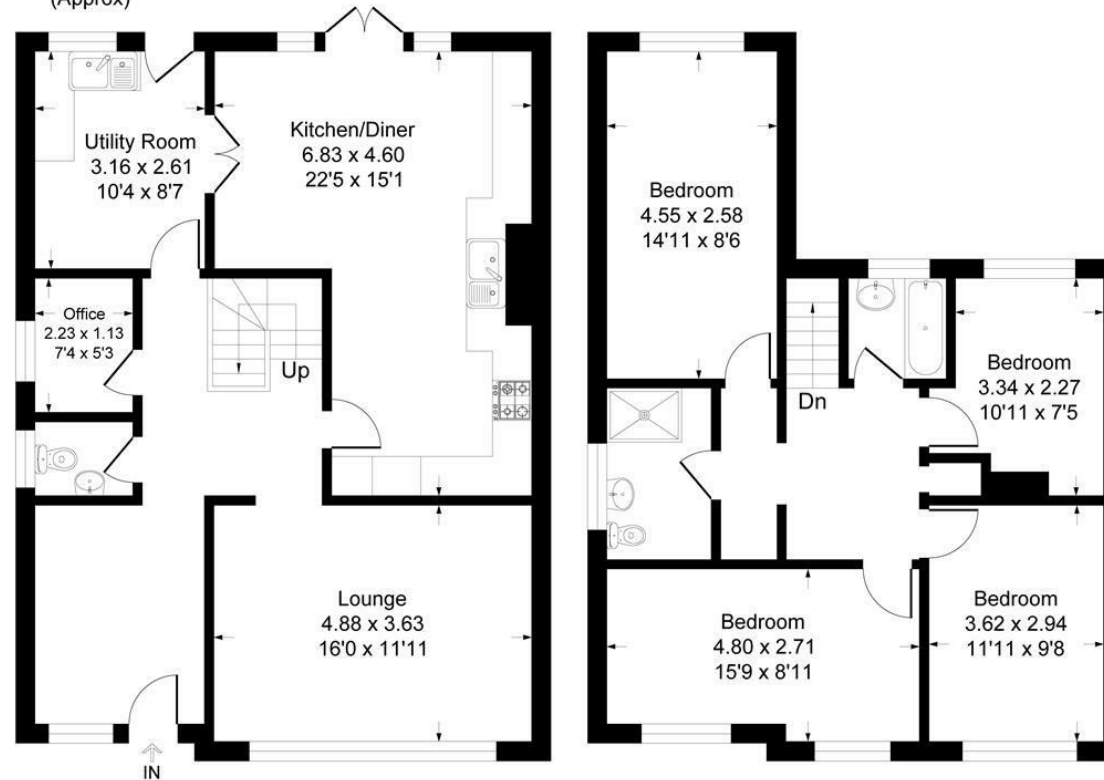
Mains gas, electric, water and drainage. EPC rated C. Gravesham Council tax band E



# Willow Wood Road, DA13

Garden  
15.00 x 8.00  
49'3 x 26'3  
(Approx)

Approximate Gross Internal Area 142.9 sq m / 1538 sq ft



**Ground Floor**

**First 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

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