



19 Lyndhurst Way

Istead Rise, DA13 9EN Freehold



3



1



3



D

Asking Price £400,000

A spacious three bedroom semi-detached house which has recently undergone refurbishment to include a new kitchen, bathroom, large decked patio and decoration throughout. The property has off-road parking at the rear via a garage and driveway and is offered to the market chain free.

Overview

- Recently refurbished
- Three bedrooms
- Three reception rooms
- New kitchen and bathroom
- Large decking patio
- Decorated throughout
- Accommodation over three floors
- Chain free sale
- EPC rated D
- Council tax band D

Property description

This newly refurbished three bedroom semi-detached house has spacious accommodation over three floors comprising an entrance hall with stairs to the upper and lower floors and a reception room which could be used as a fourth bedroom. The kitchen-diner has recently been fitted with new units and has appliances including fridge, freezer and washing machine. The lower ground floor has the main reception room with patio doors onto the garden and a WC. The first floor has three bedrooms and a newly fitted bathroom.

There is a small front garden and access at the side of the property. The rear garden has a large decking patio, lawn, and new fencing to the side. There is off-road parking via a driveway and garage at the rear of the property.



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 taking the third turning on the left into Lewis Road that then turns into Arcadia Road. Take the second turning right into Castlefields then left

into Lyndhrst Way. The property is found a short way along on the left. what3words location finder [///years.reader.slide](https://www.what3words.com/)

Property information

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

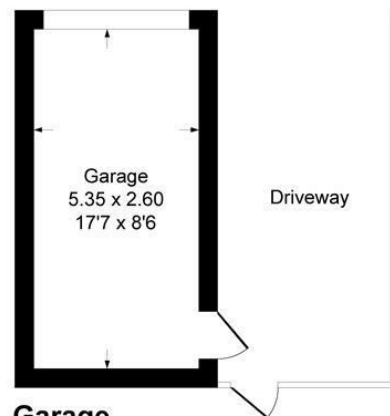


Lyndhurst Way, DA13

Approximate Gross Internal Area 97.3 sq m / 1048 sq ft

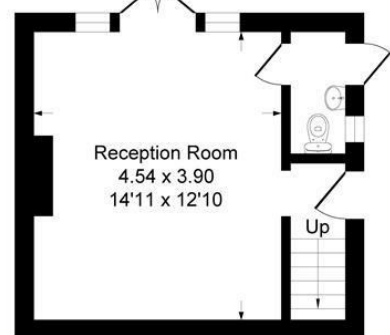
Garage = 13.9 sq m / 150 sq ft

Total = 111.2 sq m / 1198 sq ft

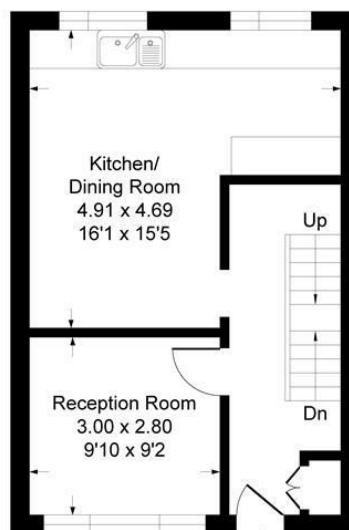


Garage

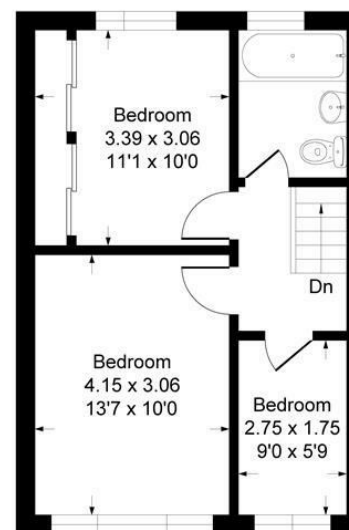
Garden
11.20 x 6.40
36'9 x 21'0
(Approx)



Lower Ground Floor



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

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

