



## 21 Castlefields

Istead Rise, Gravesend, DA13 9EJ Freehold

 3

 1

 1

 E

Asking Price £400,000

**A three bedroom semi-detached family home located a short walk from Istead Rise shops and bus routes. The property has a through lounge-diner, fitted kitchen and shower room. There are front and rear gardens and off-road parking.**

### Overview

- Three bedroom semi-detached
- Close to shops
- Lounge-diner
- Off-road parking
- Front and rear gardens
- Potential to extend
- Council tax band D
- EPC rated E
- Shower room
- Spacious landing

### Property description

The accommodation of this property comprises an enclosed entrance porch with a door leading to the entrance hall that has stairs to the first floor landing. There is a dual aspect lounge-diner with a window to front and patio doors to rear and an open fireplace. The kitchen is fitted with wall and base units and a door onto the garden. The first floor has a spacious landing and gives access to three bedrooms and a shower room.

There is off-road parking for two cars on the driveway that extends along the side of the house. The rear garden has a raised patio adjacent to the dining area and kitchen doors with the remainder laid to lawn and a brick built shed.



### 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 rating: Good February 2024 and only a five minute walk) 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 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.

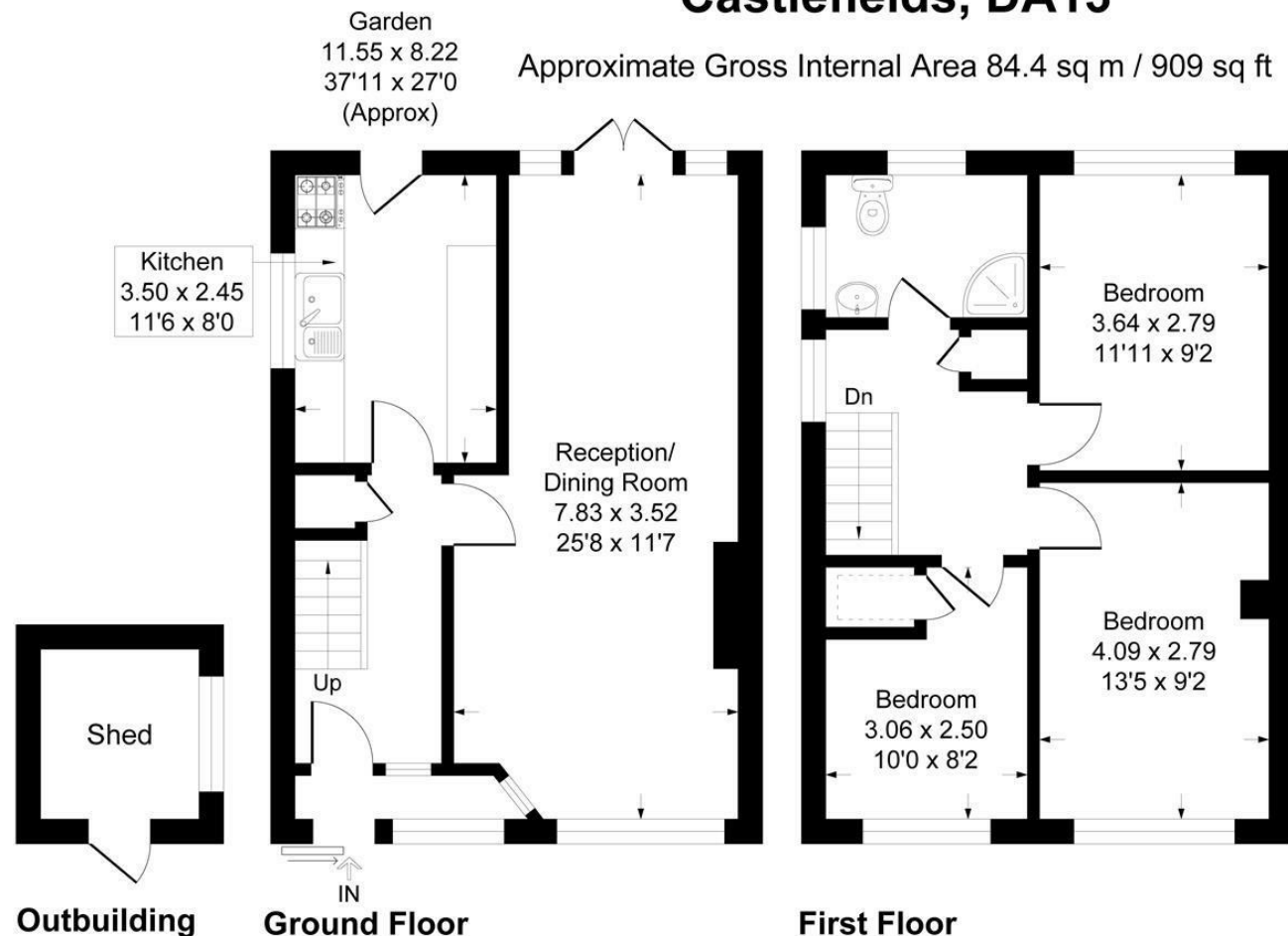
Take the second turning right into Castlefields, the property is on the left a few yards after the turning for Lyndhrst Way. The property is found on the left. what3words location finder [///ends.will.matter](https://www.what3words.com/location/ends.will.matter)

### Property information

Mains electric, water and drainage. Electric heating.



# Castlefields, DA13



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

