



## 10 Mountfield Close

Culverstone, Kent, DA13 0UJ Freehold



4



1



2



10

Asking Price £600,000



**A link-detached 4 bedroom house located in a quiet cul-de-sac in popular Culverstone. The garden extends to the rear and side and offers potential to extend subject to consent. The property is offered to the market with no onward chain and your early viewing is highly recommended.**

### Overview

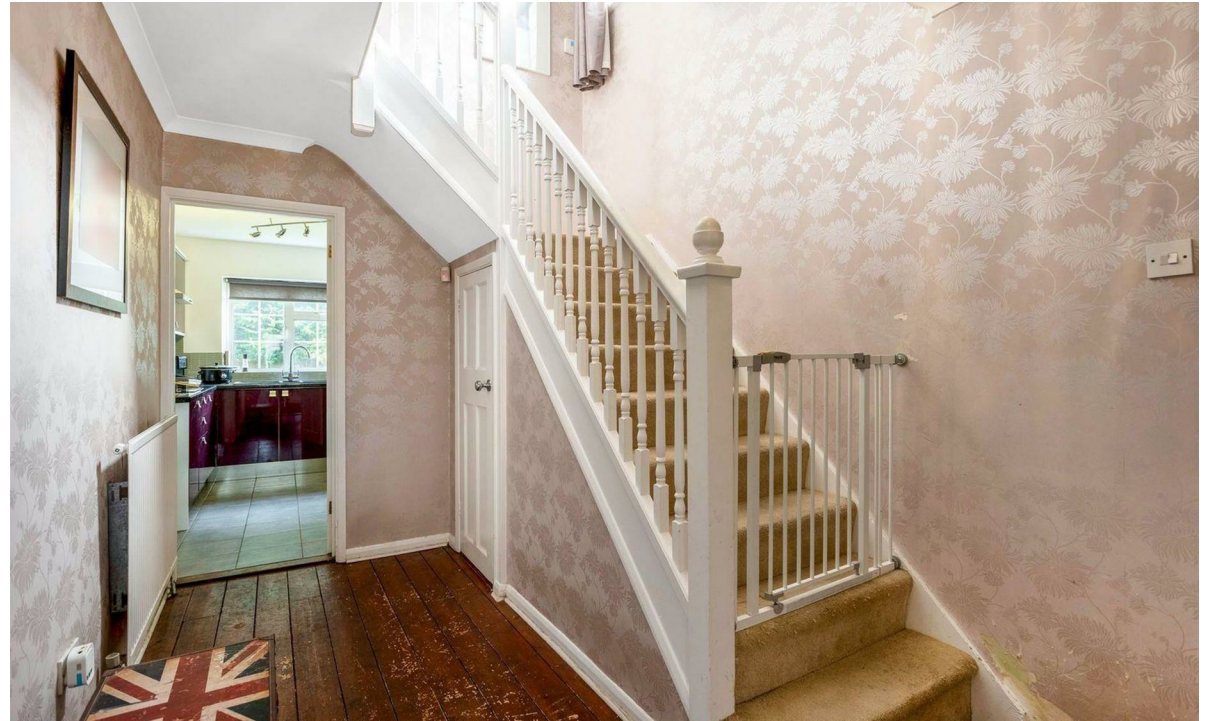
- No onward chain
- 4 Bedrooms
- Potential to extend subject to consent
- Ample parking
- Cul-de-sac position
- Walking distance to local amenities
- Council tax band F
- EPC rated D
- Located adjacent to Culverstone Community Centre
- Large utility room.

### Description

This well proportioned link detached house is being offered to the market with no onward chain and is located in a quiet sought after cul-de-sac adjacent to Culverstone Community Centre with its large playing fields. The accommodation comprises entrance hall with downstairs WC. The reception room has a feature fireplace and wooden floor and is part open to the dining room that is also accessed via the fitted kitchen. There is a good size utility room that gives access to the rear garden and single garage.

The first floor accommodation has a large central landing, 4 separate bedrooms and a family bathroom.

At the front of the property is a block paved driveway providing off-road parking for up to 4 cars and access to the garage. The rear garden extends not only behind the property but also to the side and in our opinion gives excellent opportunity for extension subject to consent.





### 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 M20/26 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 International station is within a short drive and Gatwick can be reached in approximately 30 minutes. There is a local primary school within Culverstone and the neighbouring villages and 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 3 miles and turn left in to Whitepost Lane. Take the first turning on the right into

Mountfield Close and follow the road round to the right. The property is found in the right hand corner.



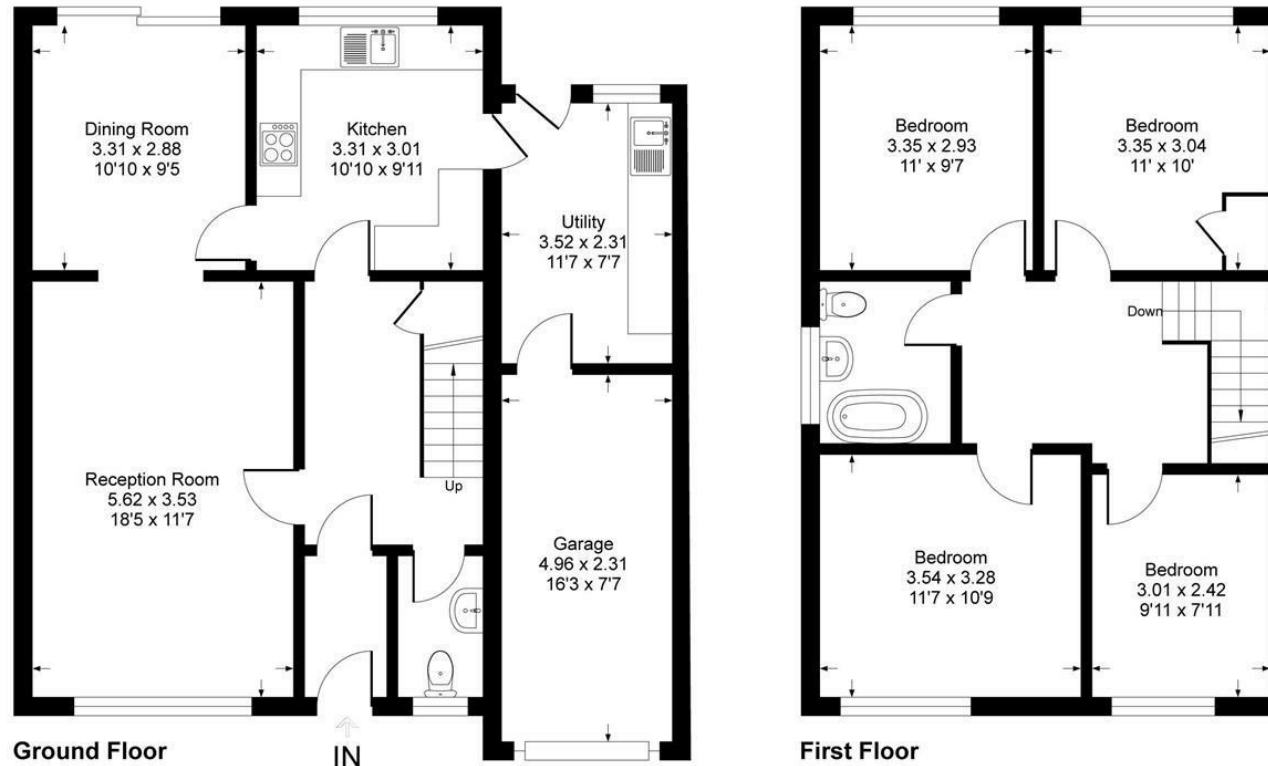
## Mountfield Close, DA13

Approximate Gross Internal Area = 120 sq m / 1287 sq ft

Approximate Garage Internal Area = 11 sq m / 123 sq ft

Approximate Total Internal Area = 131 sq m / 1410 sq ft

Garden  
27.90 x 16.56  
91'6" x 54'4"  
(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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