



ESTATE & LETTING AGENTS

Downs Road, Istead Rise, Gravesend, DA13 9HD

- Four Bedroom Detached Family Home
- Sought After Village Location
- Driveway Parking and Garage
- Modern Bathroom
- Council Tax Band E

Offers In Excess Of £500,000

EPC Rating 'C'





Property Description

Located in the highly sought after village of Istead Rise is this spacious four bedroom detached family home.

The accommodation for the home comprises of a ground floor W.C, utility room, spacious lounge area, dining area and kitchen all on the ground floor.

The first floor features four good sized bedrooms and a modern four piece family bathroom.

Externally the home features a driveway to the front, integral garage and a tiered garden to the rear.

The home is located a short walk away from Istead Rise Primary School, whilst the village shops and Medical Practice are also close by.

The village itself is located close to the A2 providing great road links to London, the coast and beyond. Ebbsfleet International Train Station is also a short drive away and provides High Speed links to St Pancras in under 20 minutes.



ENTRANCE HALL

LOUNGE

14' 4" x 11' 5" (4.37m x 3.48m)

DINING ROOM

11' 7" x 9' 4" (3.53m x 2.84m)

KITCHEN/BREAKFAST ROOM

13' 3" x 10' 1" (4.04m x 3.07m)

UTILITY ROOM

7' 10" x 4' 11" (2.39m x 1.5m)

GROUND FLOOR W.C.

LANDING

BEDROOM

12' 8" x 11' 7" (3.86m x 3.53m)

BEDROOM

11' 7" x 11' (3.53m x 3.35m)

BEDROOM

13' 3" x 7' 6" (4.04m x 2.29m)

BEDROOM

10' 2" x 7' 7" (3.1m x 2.31m)

BATHROOM

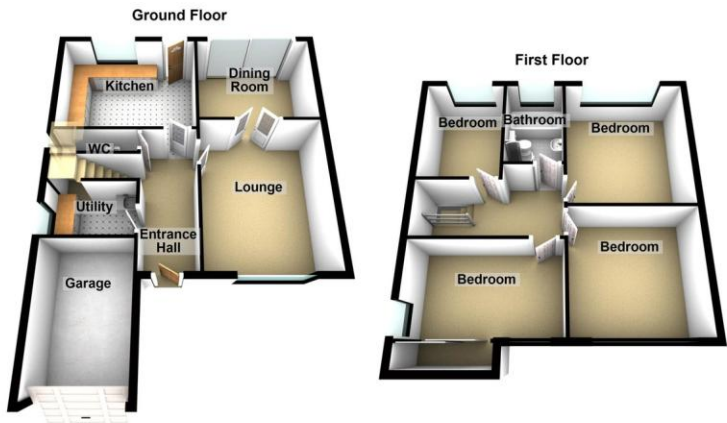
TIERED REAR GARDEN

Approx 40ft

GARAGE

DRIVEWAY PARKING





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements