



**Price**  
**£430,000**

**Freehold**

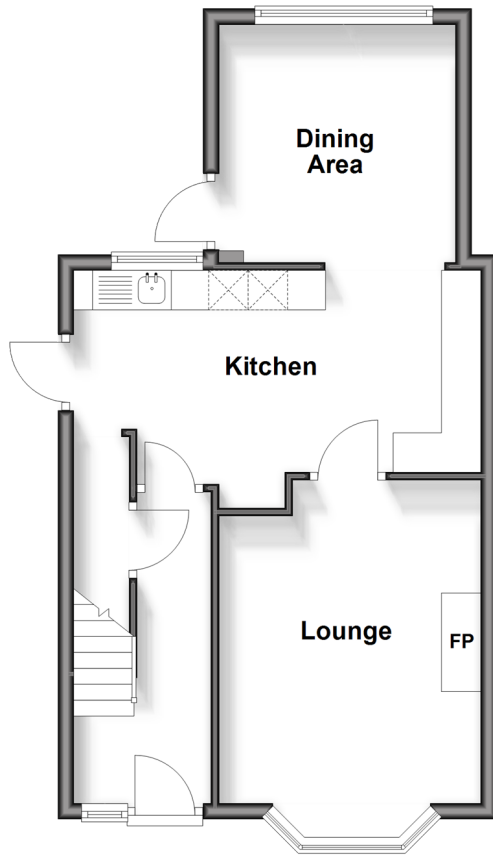
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**Cricketers Drive,  
Meopham, Kent, DA13**

*Wards*  
Helping you move forwards

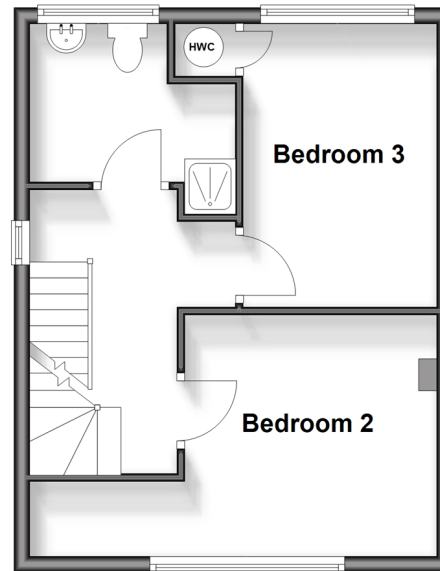
## Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



## First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



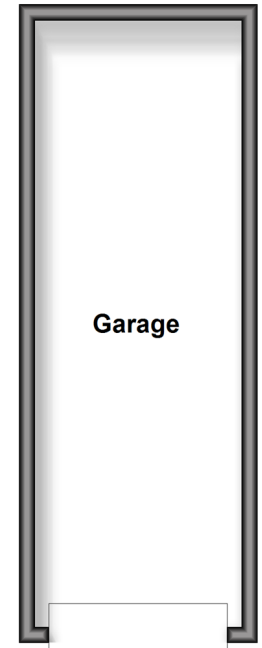
## Second Floor

Approx. 23.5 sq. metres (252.8 sq. feet)



## Outbuilding

Approx. 20.2 sq. metres (217.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 10'11 x 7'5 (3.33m x 2.26m)

Kitchen: 17'1 x 8'4 (5.21m x 2.54m)

Dining Area: 10'0 x 9'10 (3.05m x 3.00m)

### FIRST FLOOR

Landing

Bedroom 2: (L-shaped) 6'6 x 3'0 (1.98m x 0.92m) plus 10'1 x 10'6 (3.08m x 3.20m)

Bedroom 3: 11'8 x 7'11 (3.56m x 2.41m)

Wet Room: 5'6 x 2'9 (1.68m x 0.84m) plus 5'9 x 6'5 (1.75m x 1.96m)

### SECOND FLOOR

Landing

Bedroom 1: 9'9 x 8'10 (2.97m x 2.69m) plus 6'2 x 11'9 (1.88m x 3.58m)

Shower Room: 5'3 x 5'3 (1.60m x 1.60m)

### OUTBUILDING

Garage

### OUTSIDE

Driveway

Front Garden

Rear Garden



## Main features

- Walking distance to Meopham Secondary School
- Exciting opportunity to extend/improve (subject to consents)
- Semi-rural location yet short drive to amenities and Meopham Station
- Good size driveway with garage
- Spacious living throughout



### Nearest Schools

Primary Schools: Meopham Community Primary 0.7 miles, Culverstone Green Primary 1.6 miles, New Ash Green Primary 2.1 miles  
Secondary Schools: Meopham School 0.3 miles, Helen Allison School 0.8 miles, Cobham Hall 3.0 miles



### Transport Information

Train Stations: Meopham 1.5 miles, Sole Street 1.6 miles, Longfield 3.2 miles



### Address

Cricketers Drive, Meopham, Kent, DA13



### Directions

For directions to this property please contact us.





Call Meopham Branch 01474 813100 ■ [wardsofkent.co.uk](https://wardsofkent.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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