



## 87 Flowerhill Way Istead Rise

- Extended Family Home
- Three Bedrooms
- Living Room
- Kitchen/Diner
- Study Area
- Cloakroom, Bathroom
- Garden, Integral Garage
- Viewing Highly Recommended

Offers In Excess  
Of £525,000







We are pleased to be able to offer for sale this extended three bedroom family home. The property has been very well modernised by the existing owners and must be seen to be fully appreciated.

The parade of local shops and bus stops are within half a mile. Istead Rise County Primary School is within approximately half a mile. The A2 is within 2 miles giving access to the M25 and Dartford River Crossing. Bluewater Shopping Centre providing a range of shops, restaurants and leisure facilities including boating lakes and cinemas is within approximately 6 miles. Ebbsfleet International Rail Station will provide high speed journeys to Paris and St Pancras International Station is within approximately 5 miles.

The accommodation, with approximate measurements and numerous power points, comprises:

#### **ENTRANCE HALL**

Entrance via wooden front door. Double glazed opaque window to front. Radiator. Stairs to first floor. Under stairs storage cupboard. Ceramic floor.

#### **LIVING ROOM**

16'0" x 9'11" (4.89m x 3.03m)  
Double glazed French doors to rear. Radiator. Wooden floor.

#### **OPEN PLAN KITCHEN/DINING AREA/STUDY**

##### **KITCHEN/DINER**

15'5" x 12'1" (4.70m x 3.69m)  
Double glazed French doors to rear. Range of wall and base units. Worktop space. Space for Range cooker with extractor over. Island with 1½ bowl sink unit and mixer tap. Integrated fridge/freezer. Ceramic floor.

##### **STUDY AREA**

14'0" x 7'7" (4.27m x 2.32m)  
Double glazed window to front. Radiator. Wooden floor.

##### **CLOAKROOM**

Double glazed opaque window to side. Low level WC. Pedestal wash hand basin. Radiator. Ceramic floor.







### **INTEGRAL GARAGE**

16'6" x 8'0" (5.03m x 2.46m)

Up and over door. Wall mounted gas central heating boiler. Plumbing for washing machine.

### **FIRST FLOOR LANDING**

Double glazed window to side. Storage cupboard.

### **BEDROOM**

13'2" x 9'6" (4.02m x 2.90m)

Double glazed window to rear. Radiator. Carpet.

### **BEDROOM**

13'2" x 7'10" (4.02m x 2.41m)

Double glazed window to rear. Radiator. Carpet.

### **BEDROOM**

8'8" x 8'1" (2.65m x 2.47m)

Double glazed window to front. Radiator. Carpet.

### **BATHROOM**

Double glazed opaque window to side. White suite comprising low level WC, panelled enclosed bath, vanity sink unit, shower cubicle. Part tiled walls. Heated towel rail. Ceramic floor.

### **FRONT GARDEN**

Laid to lawn with driveway leading to the garage.

### **REAR GARDEN**

Mainly laid to lawn with shrub and flower borders. Patio area. Decking area. Garden shed.

Tenure: Freehold

Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.







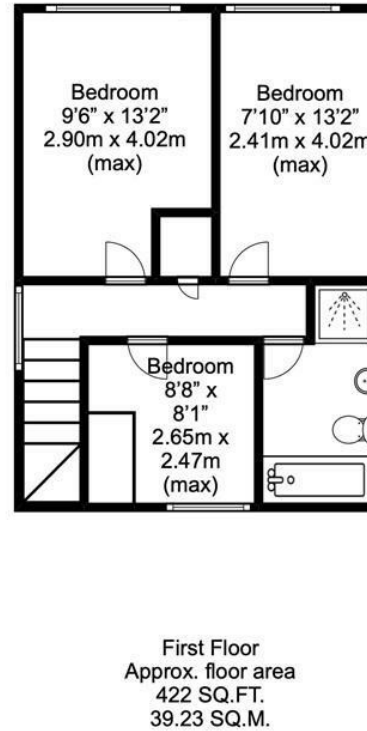
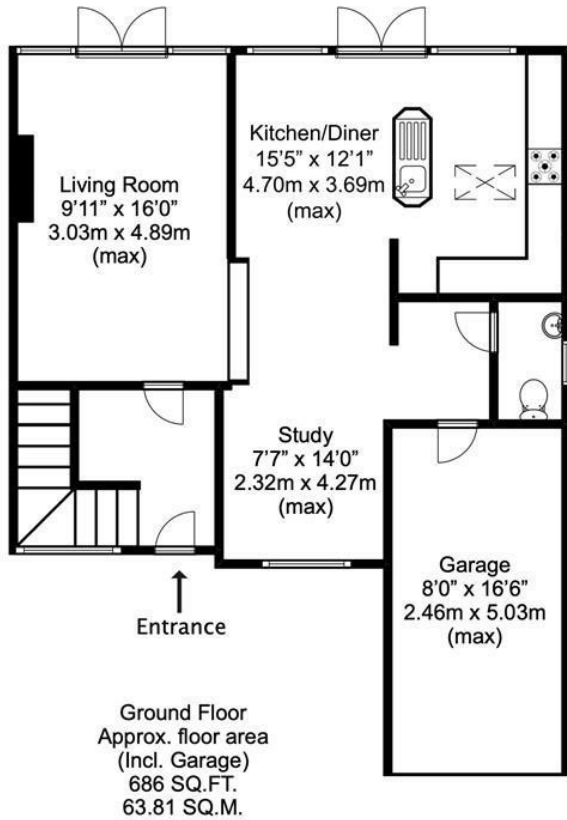








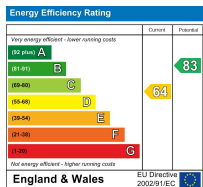
Approx. total floor area  
(Incl. Garage)  
1,108 SQ.FT.  
103.04 SQ.M.



**Disclaimer**

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.

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Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

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