



57 Cheyne Walk Meopham

- Sought After Location
- Semi Detached Three Bedroom House
- Lounge/Diner
- Kitchen
- Conservatory
- Secluded Rear Garden
- Attached Garage
- Driveway
- End of Chain

**Offers In The
Region Of
£480,000**





Benefiting from being an end of chain property and situated in this highly sought after village, a semi detached three bedroom house. The property boasts a good size lounge/diner, conservatory, oil central heating, double glazing throughout, attached garage and driveway, secluded rear garden.

This lovely home offers great accommodation including: entrance porch, entrance hallway, lounge/diner, kitchen, conservatory, upstairs there are three bedrooms, bathroom, separate WC.

Meopham 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, Borough Green mainline rail station is approximately 4 miles away, Ebbsfleet International station is within a short drive. There are local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Local shops are found at nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Sainsburys, Morrisons in Northfleet and of course Bluewater at Greenhithe (10 mins).

Tenure: Freehold

Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.

Entrance Porch

Double glazed entrance door.

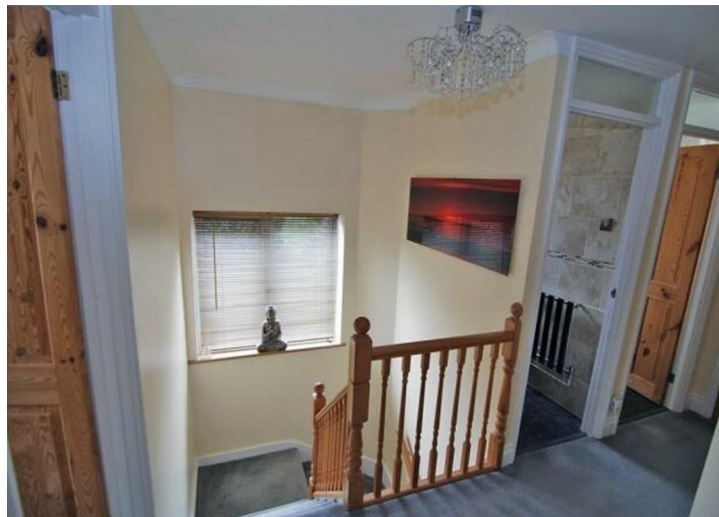
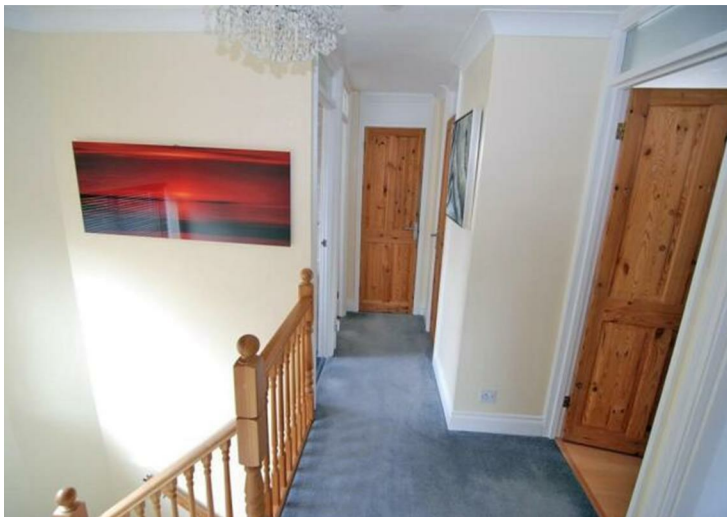
Entrance Hall

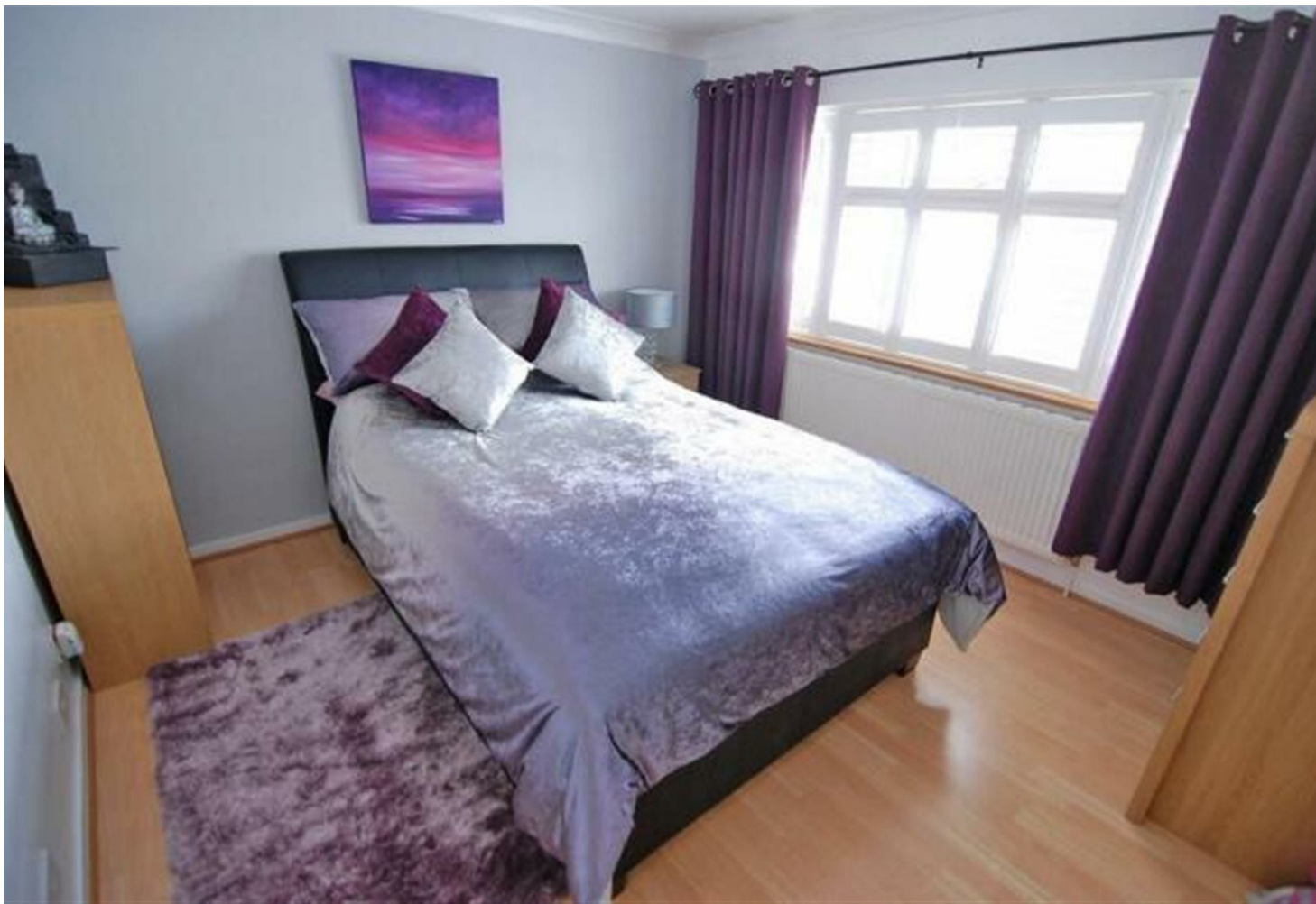
Double glazed front door, radiator, storage cupboard, staircase ascending.

Lounge/Diner

24'6" x 11'7"

Double glazed window to front, double glazed sliding doors to conservatory, fireplace with mantle and hearth, radiators.





Kitchen

10' x 7'9"

Double glazed window to rear, range of wall and base units, sink unit with mixer tap and drainer, plumbing and space for washing machine and tumble dryer, built in 'Smeg' double oven and induction hob with extractor hood above, built in fridge/freezer, tiled flooring, double glazed door to side.

Conservatory

9' x 9'

Double glazed, ceiling fan, power sockets.

Landing

Double glazed window to side, built in heated linen cupboard, access to insulated and boarded loft space with power and light and ladder.

Bedroom One

11'4" 11'1"

Double glazed window to rear, built in wardrobe, radiator.

Bedroom Two

11'4" x 10'6"

Double glazed window to front, built in wardrobe, radiator.

Bedroom Three

8'8" x 7'5"

Double glazed window to front, built in wardrobe, radiator.

Bathroom

Double glazed window, panelled bath, power shower, pedestal wash hand basin, heated towel rail, tiled walls.

Separate WC

Double glazed window, low level WC, tiled walls, radiator.

Rear Garden

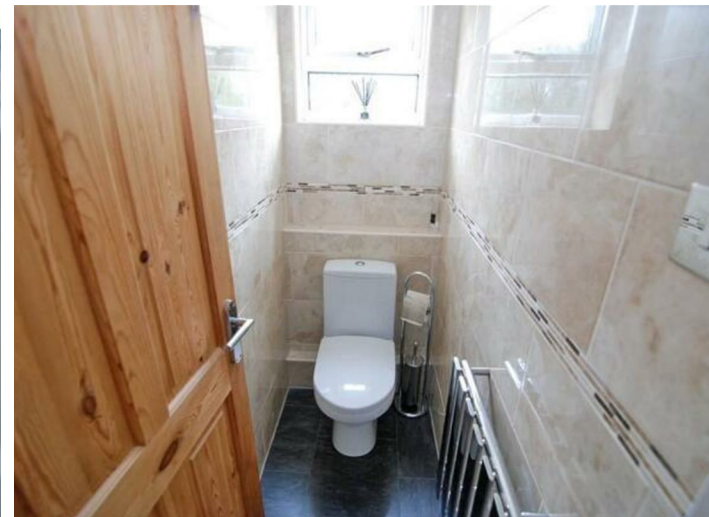
Approx 80ft, west facing, mainly laid to lawn, flower and shrub borders, patio area, shed with light and power.

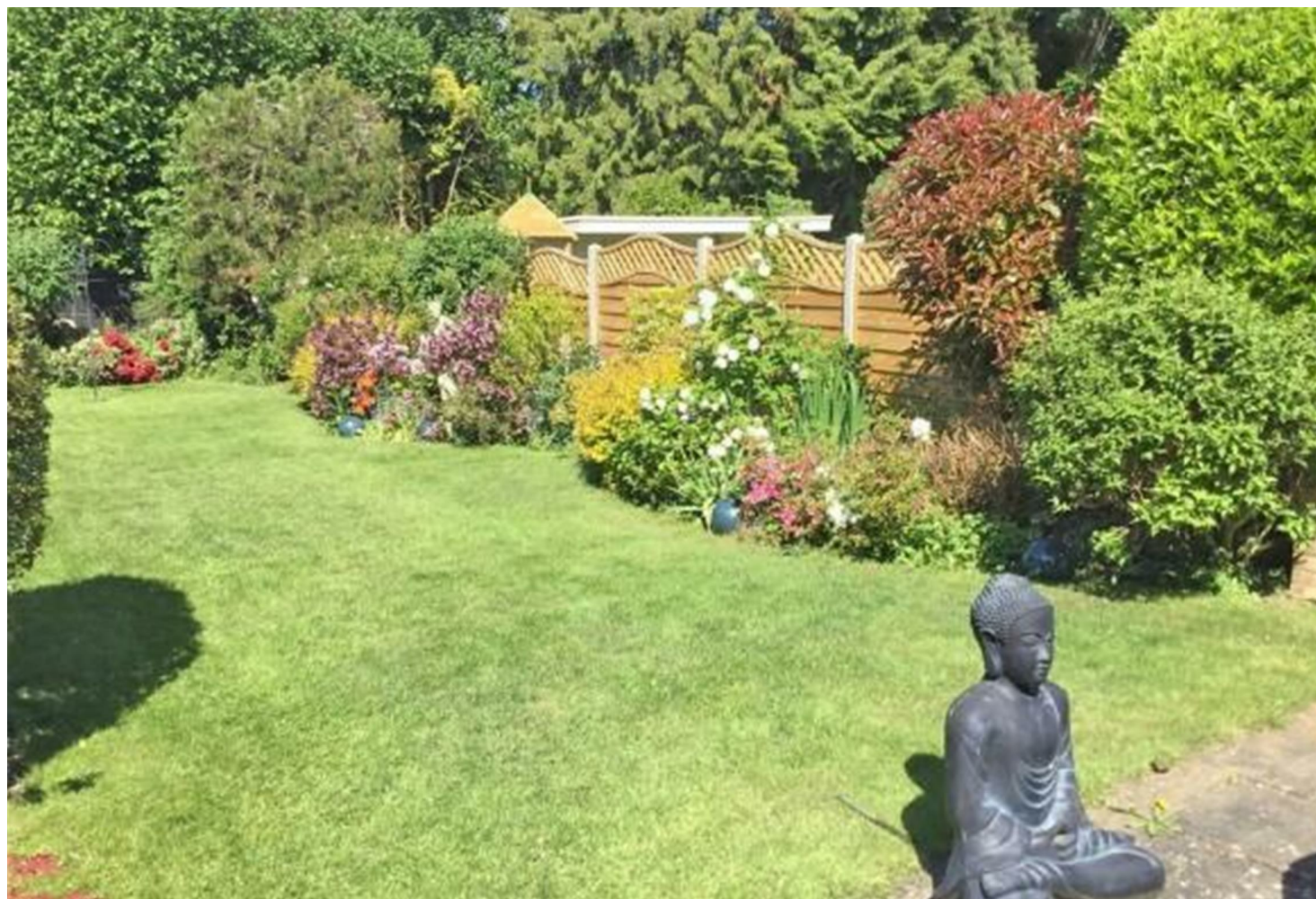
Front Garden

Driveway, shrubs and flower borders.

Attached Garage

Up and over door, power and light.





GROUND FLOOR

APPROX. 59.9 SQ. METRES (645.1 SQ. FEET)



FIRST FLOOR

APPROX. 44.2 SQ. METRES (475.2 SQ. FEET)



TOTAL AREA: APPROX. 104.2 SQ. METRES (1121.3 SQ. FEET)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	52
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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.

Open: Monday-Friday 9am-5.30pm
Saturday 9am-5pm

4 The Row, New Ash Green
Kent DA3 8JG

1 The Parade, Wrotham Road
Meopham, Kent DA13 0JL

01474 815811 / 871555

info@hartleyestates.com
www.hartleyestates.com

