



P Resident permit holders only
M02
Mon - Fri
1 - 2 pm

Ibbett Mosely

39 Nursery Road, Meopham, DA13 0NE



39 Nursery Road, Meopham, DA13 0NE

Set over three floors this wonderful extended house offers great space to a growing family with all the amenities to hand including popular schools, mainline train station and local shops all within walking distance.

Beautifully presented throughout it gives the new buyer little to do except where to place their furniture.

Guide Price £580,000 to £600,000

- Extended Four Bedroom Semi Detached Family Home
- Large Corner Plot with Potential
- Three Reception Areas
- Large Conservatory with Underfloor Heating & Bifold Doors
- Feature Fireplace with Wood Burning Stove
- Modernised Throughout
- Open Plan Kitchen Diner
- Drive for Multiple Cars plus Additional Double Garage & Parking to Side
- Beautiful Large Garden with Fruit Trees & Veggie Patch
- Guide Price £580,000 to £600,000 EPC D

A fantastic EXTENDED family home in the heart of Meopham, just a short walk to the station and to local shops and schools.

Offering FOUR BEDROOMS, THREE RECEPTION SPACES, including a Conservatory with UNDER FLOOR HEATING and BIFOLD DOORS to a large corner plot garden.

Off Road parking via a Multiple Vehicle Drive and additional Double Garage and parking through side gates.

Rarely available to this standard and location we can't wait to show you round.

Description

The property offers a welcome straight from the off with the good sized sandstone styled drive with double dropped kerb to a wide parking area for multiple vehicles. An entrance porch gives the option of de-robing those shoes and coats before

entering a welcoming hallway with stairs to the first floor and under stairs storage. Honed Travertine tiled floors go throughout the downstairs and lead into the modernised classic shaker style kitchen diner. A social space as the want of today's families opened up by the current vendors to provide the hub of the home with a breakfast counter defining the start of the informal dining area. Double aspect windows to front and side offer lots of light and a door leads to the side garden. The house progresses on into the main sitting room which offers a well proportioned space to relax late into the evening with a feature fireplace containing a wood burning stove. Bifold doors lead into the wonderful large (16ft by 16ft) bright conservatory that is used as a more formal dining space. It benefits from underfloor heating and a large radiator to make it a useful space all year round. Surrounded by glazing looking out over the great corner plot garden which is accessed by bifold doors along the back. A great addition to the modern needs to get that feeling of outside and in when socialising with family and

friends.

The first floor offers three of the bedrooms and a family bathroom. The good sized main bedroom sits to the rear with two windows overlooking the garden. A bank of wardrobes to one wall offer a great storage solution. Bedroom two sits to the front of the house and is a well proportioned double bedroom. Bedroom four is a single room and is currently used as a study but would make a good single bedroom or nursery. Centrally off the landing is the four piece bathroom with classic tiling to walls and floor, a lovely space with roll top bath, vanity sink unit, close coupled wc and quadrant corner shower. The landing gives access to the second floor in a seamless way that looks as if it has always been there and leads to a large double bedroom with Velux style windows to front and rear. A great bedroom for a growing child and or to be used for visitors. As you can see from the photos the property is beautifully presented throughout and decorated to high standard.

Externally, as previously mentioned the property sits on a very good sized corner plot with social patios and formal garden areas as well as productive fruit trees and veggie patch. It offers great possibilities to add a lodge or workspace subject to planning restrictions. To the side of the house is an additional parking area that leads to a double detached garage. Another great opportunity to further extend to the side if you require even more space.

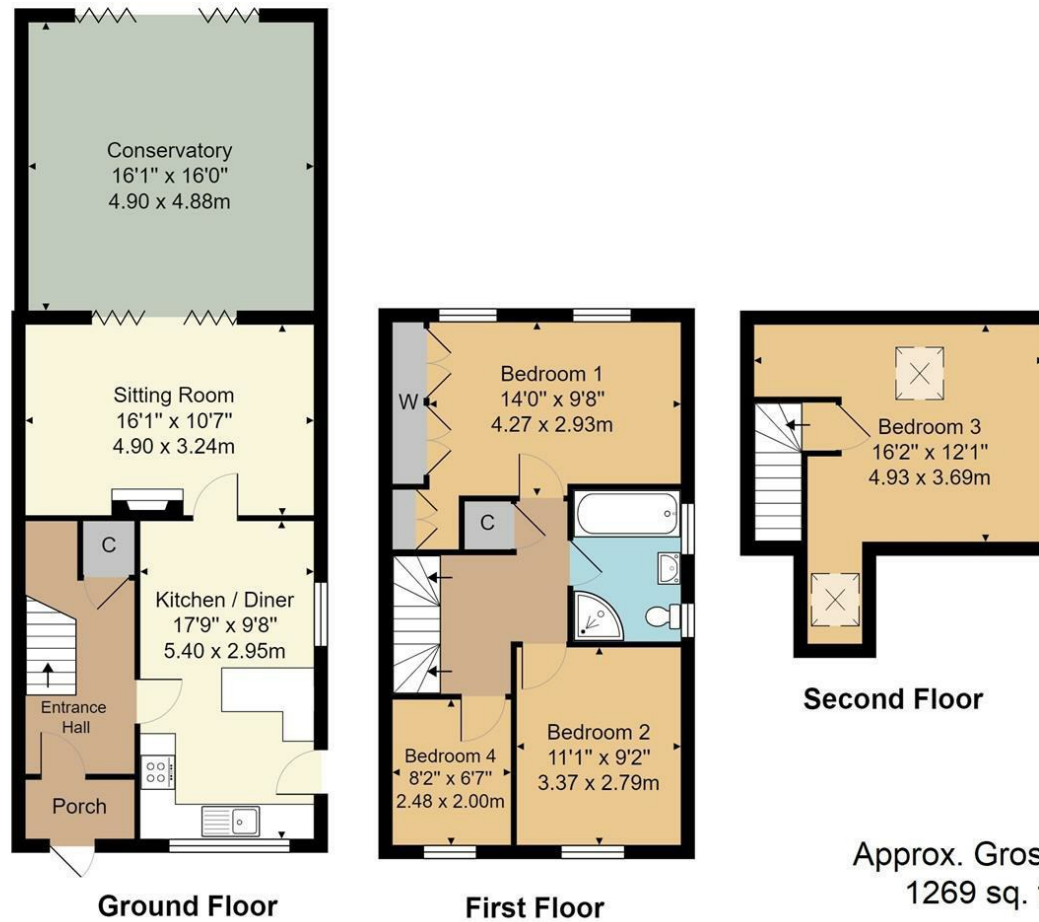
Location

Meopham Village Station, close by are serviced by the Victoria line railway service with services connecting to Charing Cross and London Bridge, making it ideal for commuters. Meopham also

provides a choice of local shops and takeaways, leisure centre, Medical Centre, library and local pubs. Istead Rise is also nearby with a good selection of local shops and facilities. The historic Cobham village is nearby with a choice of country family pubs where you can enjoy a pub lunch or evening meal. For education there is choice of nursery, primary and secondary schools within the catchment area including Grammar schools at Gravesend and Dartford. Offering excellent transport links, Wrotham Road (A227) provides easy access to the A2, M2 & M25 motorways, Ebbsfleet International railway station is within 3.5 miles and offers a high speed service to St Pancras London in just 17 minutes, whilst Gravesend mainline Station also offers a high speed service to London or the Kent coast.



EPC Rating- D



Approx. Gross Internal Area
1269 sq. ft / 117.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Borough Green 01732 882266

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London