



Ibbett Mosely

95 Ediva Road, Meopham, DA13 0ND



This fantastic extended home offers all that a family would need with four good sized bedrooms, main bathroom and ensuite to master bedroom, modern extended kitchen, two reception rooms, purpose built work from home outbuilding in a beautiful garden and off road parking for up to three cars.

Situated in a quiet cul de sac within the village of Meopham and within walking distance of Meopham mainline train station as well as local popular schools.

We can't wait to show you round this well presented home.

Guide Price £550,000 to £580,000

- Fabulous Extended Four Bedroom Semi Detached Family Home
- Set in a Quiet Cul De Sac within walking distance to Meopham Station
- Popular Schools & Amenities Close by.
- Stunning Extended Kitchen & Versatile Additional Room Used as a Gym
- Dedicated Outbuilding Used as an Office
- Off Street Parking for up to Three Cars
- Beautiful Enclosed Rear Garden
- Master Suite on top floor with Ensuite Shower Room
- Guide Price £550,000 to £580,000
- EPC rating C - Council Tax - Gravesham band E

Description

Situated at the end of a quiet cul de sac this extended family home shows off its credentials from the moment you walk into a welcoming hallway giving access to all downstairs areas. The original through lounge sits to the right and offers a large reception and diner with feature fireplace that runs from front to rear of the original house and is now connected to the additional conservatory to the rear. To the left of the hallway is a room that has been converted from the original garage and has now become a flexible space currently used as a gym for the whole family.

Centrally sits a convenient cloakroom and this leads into a connected utility room offering space for utilities leading into the extended modern kitchen plus the added conservatory both

overlooking the rear garden. The kitchen has since the extension become one of the families favourite spaces and now offers a modern sleek hub of the house.

The first floor has three bedrooms of good size and two offer built in storage with sliding wardrobes to the front bedroom and built in wardrobes to the rear double. A family bathroom services these rooms off a central landing. A further well adapted run of stairs seamlessly takes you to the second floor into a very nice master suite with a large open bright bedroom with velux window to the front and dormer to the rear. A beautifully appointed ensuite shower room is also provided.

Externally to the rear is a stunning garden with mature borders and planting around a lawned area that steps up from a patio area directly from the rear of the





house. A purpose built and insulated outbuilding provides a great space to work from home with all the connectivity required to do so. Very useful in today's working world to have designated space to do so. Alternatively if a work from home space is not required this could easily be converted to become an entertainment area.

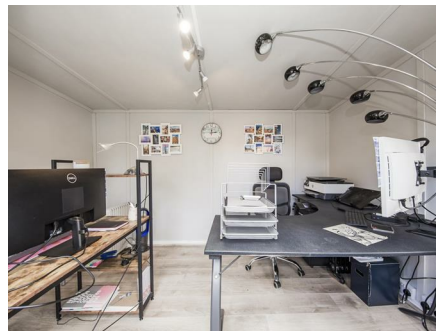
Side access to the front drive is provided where the vendor has parked up to three cars for convenience.

Meopham

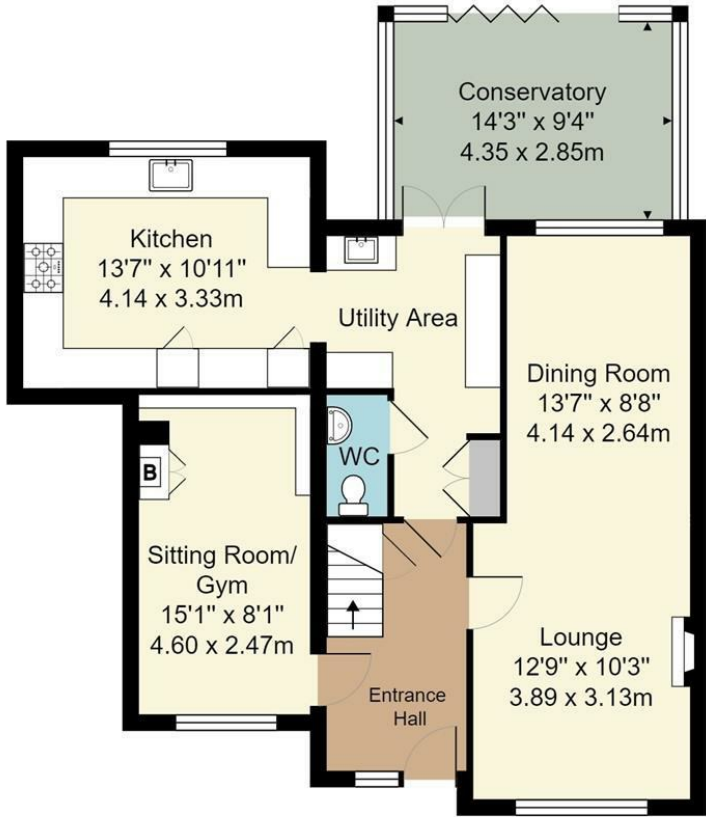
Meopham Village Station, close by are serviced by the Victoria line railway service with services connecting to Charing Cross and London Bridge, making it ideal for commuters.

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 you can take the conventional train to London or the Kent coast.

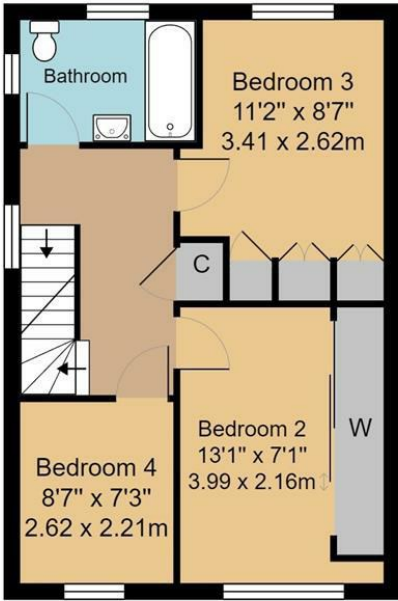




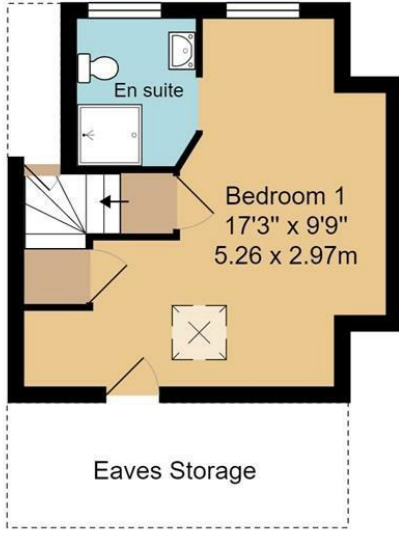
Approx. Gross Internal Area
1516 sq. ft / 140.8 sq. m



Ground Floor



First Floor



Second Floor

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

EPC Rating- C

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