KINGS



9 Edgehill Gardens

Istead Rise, Gravesend, DA13 9JU Freehold

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Asking Price £370,000

Located in a quiet cul-de-sac of Istead Rise, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Overview

- Chain free sale
- Quiet cul-de-sac close to shops
- Two separate bedrooms
- Tandem length garage and driveway
- Modern fitted kitchen-diner
- Bathroom and separate WC
- Double-glazing and gas central heating
- Front and rear gardens
- Council tax band D
- Energy rated C







Property description

The accommodation of this well maintained bungalow comprises a central entrance hall with built-in storage and gives access to all accommodation. The main reception room has patio doors to the rear onto the garden and a gas fireplace. The kitchen dining room is fitted with modern wall and base units with work surfaces over. There is a free-standing cooker and fridge freezer to remain. There are two good sized bedrooms, one with fitted wardrobe cupboards. The bathroom and separate WC have white fittings and localised tiling.

There is a front garden and a driveway at the side of the property providing off-road parking and also giving access to the tandem length garage. The rear garden has a paved patio and brick enclosed tiers with a central lawn.

In summary, this semi-detached bungalow in Edgehill Gardens presents an excellent opportunity for those seeking a charming home in a desirable area. With its spacious living areas, two bedrooms, and generous parking, it is a property that promises both comfort and practicality. Do not miss the chance to make this lovely bungalow your new home.

Location

Istead Rise is sited between Gravesend and Meopham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/M25 motorway networks are both within easy reach. Meopham mainline rail station with services to Victoria (35 minutes) is 1.5 miles away with Gravesend mainline station to Charing Cross (45 minutes) approximately 3 miles. Ebbsfleet station with mainline services to St Pancras (15 mins) is within a short drive and Gatwick can be reached in approximately 40 minutes. A bus stop is located within a short walk from the property. There is a local primary school (Ofsted rating: Good, February 2024 within a five minute walk) within Istead Rise as well as shops, restaurant and take-aways. More comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater.

Viewing arrangements

Strictly by prior appointment with Kings

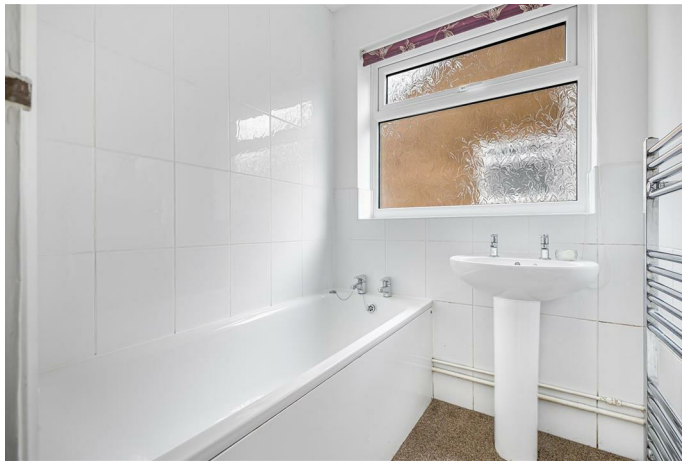
Directions

From our Meopham branch proceed north along the A227 Wrotham Road and upon entering Istead Rise turn left into Lewis Road and then first right into the continuation of Lewis road. Take the first right in to Edgehill gardens and bear to the left, the property is found towards on the left hand side. what3words location finder///trade.icons.hook

Property information

Mains gas, electric, water and drainage. Gravesham Council tax band D. Energy rated C

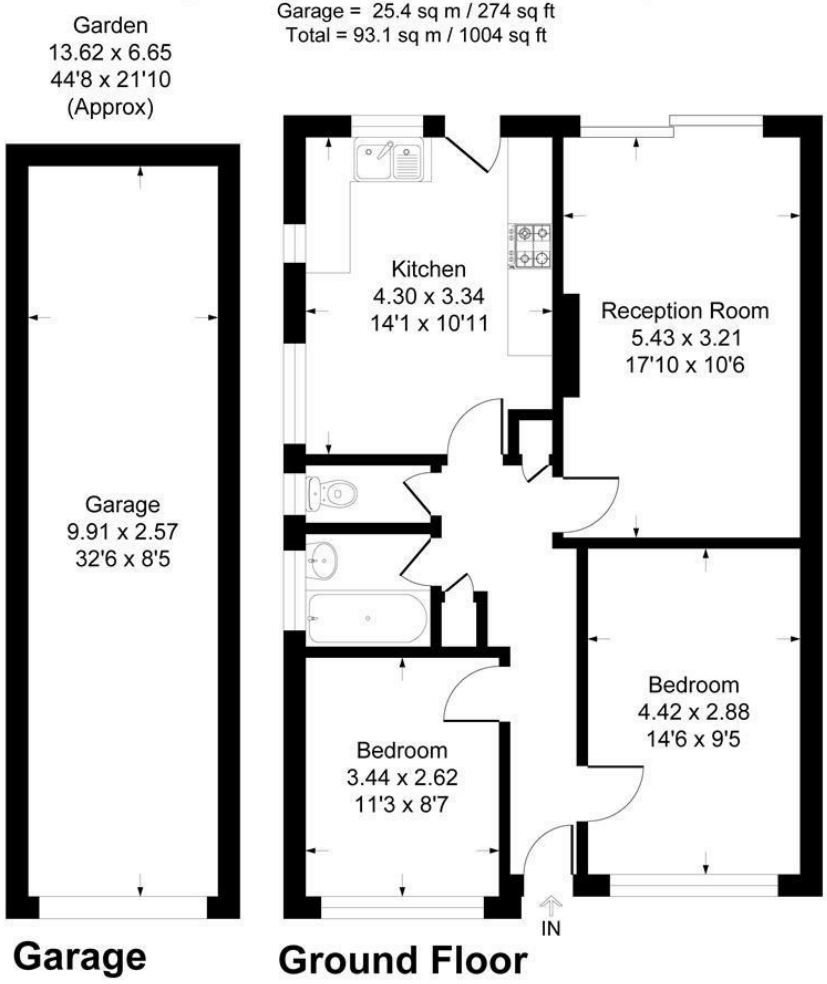




Edgehill Gardens, Istead Rise, Gravesend, Kent, DA13

Approximate Gross Internal Area = 67.7 sq m / 730 sq ft
Garage = 25.4 sq m / 274 sq ft
Total = 93.1 sq m / 1004 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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