



**Lyndhurst Way, Istead Rise, Gravesend, Kent,
DA13**

**Offers in excess of:
£425,000**

Lyndhurst Way, Istead Rise, Gravesend, Kent, DA13

Nestled in a quiet and sought-after residential area in the popular village of Istead Rise is this beautifully presented three bedroom detached house offering the perfect blend of space, comfort, and functionality— ideal for families or those looking to upsize.

The property boasts a cozy living area, a modern kitchen, and two well-appointed bathrooms, one of them being downstairs. Upstairs, the property boasts three bedrooms and an additional office/storage room. These are generously sized and filled with natural light, providing a warm and welcoming atmosphere throughout.

To the rear, a beautiful descending tiered garden offers multiple levels of outdoor living—perfect for entertaining, gardening, or simply relaxing with a view. Whether you're enjoying the top patio or tending to a lower landscaped area, the space provides a private and tranquil retreat.

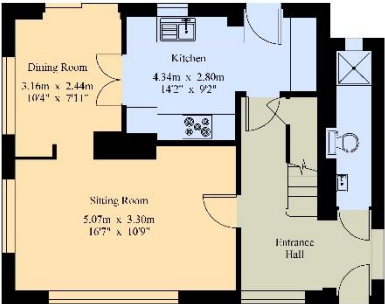
Additional benefits include a garage en-bloc, providing secure parking or extra storage.

This home offers excellent transport links, proximity to local amenities, and access to good schools, making it an exceptional opportunity for a comfortable, long-term home.

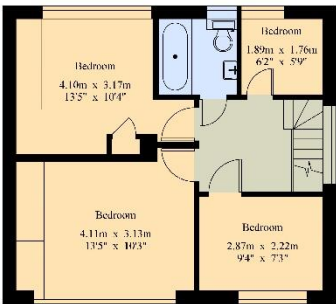
Istead Rise offers a local parade of shops to feature a Co-Op, a pharmacy, popular Indian & Fish & Chip shop takeaways, amongst more. There are local dental and doctors surgeries, whilst the local primary school, community centre and CIU club are also within walking distance of this property.

Tenure: Freehold
Council Tax Band: D

Lyndhurst Way
Gross Internal Area : 97.1 sq.m (1045 sq.ft.)



Ground Floor



First Floor

For Identification Purposes Only.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.