



## 48 Brookside Road Istead Rise

- Spacious Extended Detached House
- Five Bedrooms
- Large Kitchen/Diner
- Good Size Living Room
- Utility Room & Cloakroom
- Conservatory
- Bathroom & Ensuite Shower Room Upstairs
- Wide Driveway for Several Vehicles
- Integral Garage
- Secluded Rear Garden

**£595,000**







A generous sized extended detached five bedroom family house located in the popular and sought after village of Istead Rise. If you are seeking a family house for that ever growing family this may interest you, offering great potential. Features include gas central heating, driveway for several vehicles plus integral garage and a good size secluded rear garden.

Great potential with the generous accommodation available, this includes: entrance porch, inner hallway, living room leading to conservatory, a large kitchen/dining room with rear lobby leading to utility room and cloakroom, door leading to rear garden.

Upstairs there are five bedrooms and a bathroom, one of the back bedrooms does have an ensuite shower room.

To the front there is a wide block paved driveway leading to a integral garage.

The parade of local shops and bus stops are within half a mile. Istead Rise County Primary School is within approximately half a mile. The A2 is within 2 miles giving access to the M25 and Dartford River Crossing. Bluewater Shopping Centre providing a range of shops, restaurants and leisure facilities including boating lakes and cinemas is within approximately 6 miles. Ebbsfleet International Rail Station will provide high speed journeys to Paris and St Pancras







International Station is within approximately 5 miles.

Council Tax Band: E

Fixtures and fittings by arrangement other than those mentioned.



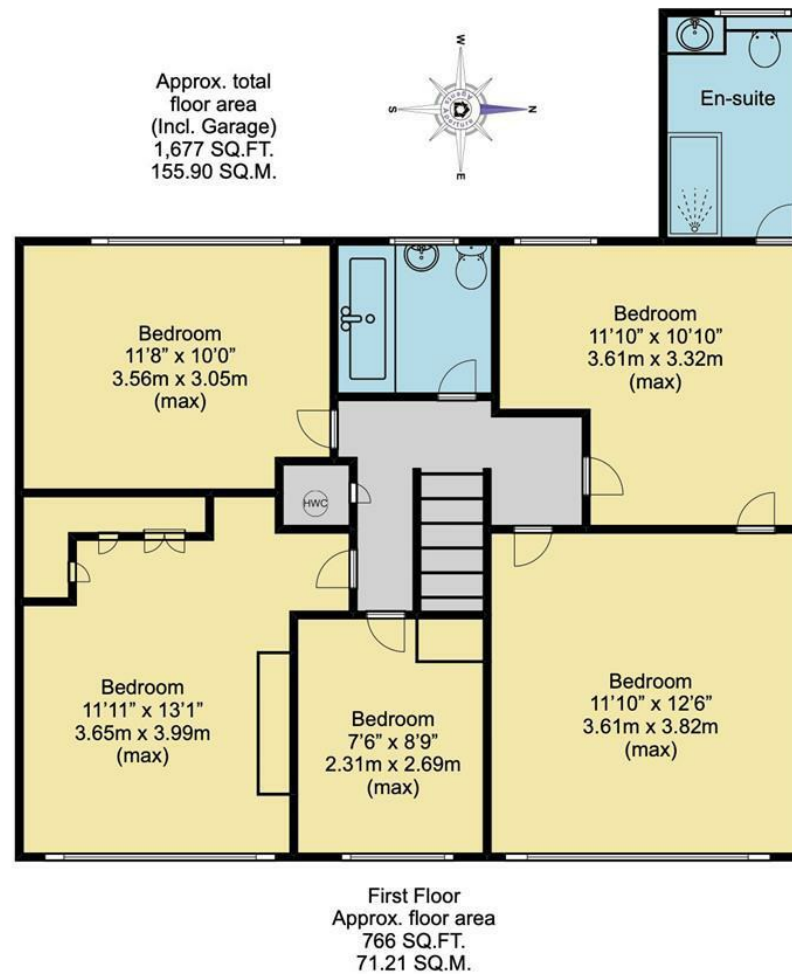
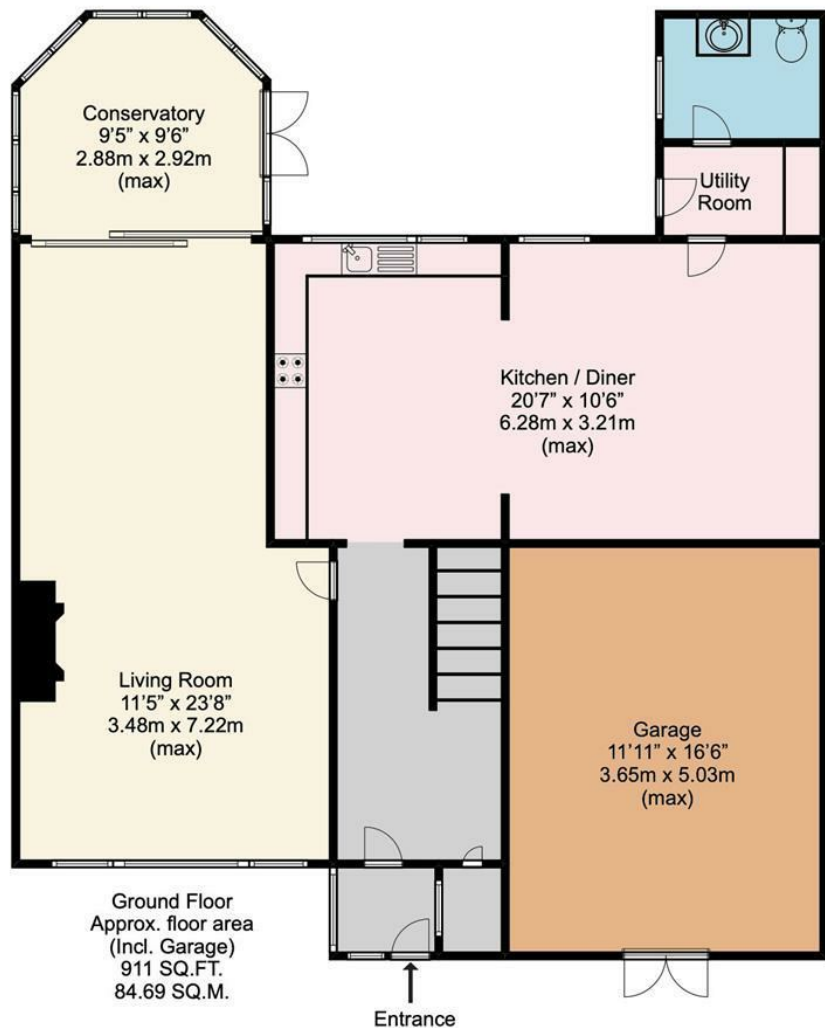










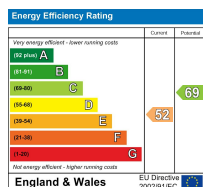


Approx. total  
floor area  
(Incl. Garage)  
1,677 SQ.FT.  
155.90 SQ.M.



**Disclaimer**  
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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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.

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