



Hillview Birtrick Drive

Meopham, DA13 0LR Freehold

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Asking Price £520,000

A detached three bedroom house located in a quiet cul-de-sac within a short walk of Meopham mainline rail station. The property is presented in very good order throughout and benefits from a south facing rear garden, integral garage and off-road parking. No onward chain.

Overview

- Chain free sale.
- Quiet cul-de-sac
- 3 Bedroom house
- Lounge open to dining room
- Integral garage
- Off-road parking
- South facing rear garden
- Wood burning stove
- Downstairs WC
- Close to Meopham rail station (5 min walk)

Description

The accommodation of this detached house comprises porch with doors through to the entrance hall and downstairs WC. The lounge and dining room are partially open and both have matching patio doors with adjacent windows to the rear (south facing) elevation making this area very bright. The kitchen is fitted with a range of wall and base units and has an external door on to the side access. The first floor has three separate bedrooms, the largest of which has fitted wardrobes. All bedrooms have access to eaves storage. The bathroom has a large corner bath, basin and WC.

Externally the property has a block paved driveway providing off road parking and access to the integral single garage. The south facing rear garden has a large expanse of patio, lawn, flowers and shrubs. There is a shed to remain.



Location

Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/25 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins). Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are outstanding local primary and secondary schools within Meopham and the neighbouring villages with grammar schools at Gravesend and Dartford. Local shops are found at

nearby Culverstone and Meopham Parade with more comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

Viewing arrangements

Strictly by prior appointment through KINGS.

Directions

From our Meopham branch proceed into Johns Road which is immediately opposite the office, turn the second right into Birtrick Drive and the property is found on the right hand side. what3words location finder [///known.factor.crust](https://www.what3words.com/location/known.factor.crust)

Property information

Mains gas, electric, water and drainage. EPC rated D. Council tax band E.



Hillview, Birtrick Drive, DA13

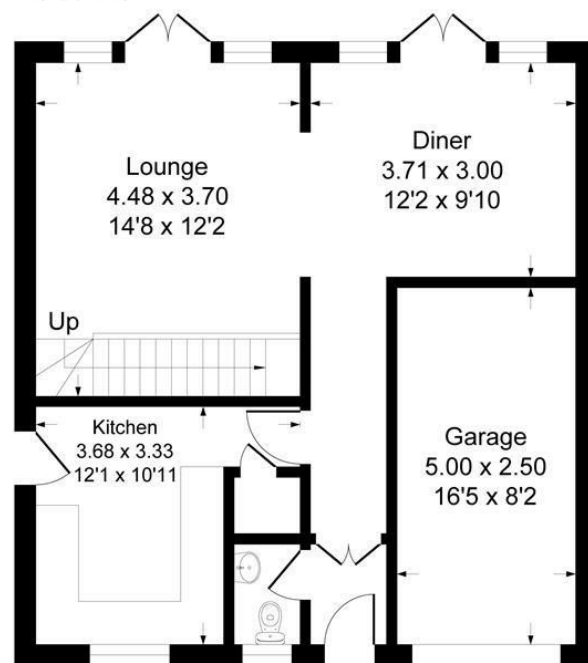
Approximate Gross Internal Area

90.7 sq m / 976 sq ft

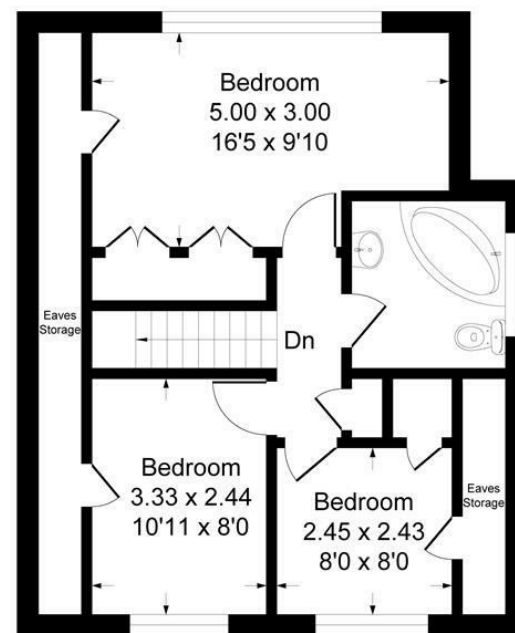
Garage = 12.5 sq m / 135 sq ft

Total = 103.2 sq m / 1111 sq ft

Garden
10.00 x 10.00
32'10 x 32'10
(Approx)



Ground Floor



First Floor

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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