KINGS



# 34 Sallows Shaw

Sole Street, Kent, DA13 9BS Freehold

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Asking Price £650,000

**A beautifully presented three bedroom detached bungalow located in a quiet cul-de-sac in popular Sole Street. The property has a magnificent rear garden and an area of woodland teeming with wildlife.**

## Overview

- Formal and woodland wildlife gardens
- Quiet cul-de-sac location
- Superb presentation throughout
- Fitted kitchen and separate utility room
- Modern bathroom and additional WC
- Off road parking and partial garage
- Summerhouse and several sheds
- Bi-fold doors onto patio
- Walking distance to rail station
- Planning permission applied for rear extension








## Description

The accommodation of this beautifully presented detached bungalow comprises a large entrance porch opening onto a central entrance hall with storage cupboards and wood flooring. The L-shaped lounge has a wood burning stove, wood flooring and bi-fold doors opening onto the patio which overlooks the formal gardens. The kitchen is fitted with shaker style wall and base units with wooden work surfaces over and there is a separate utility room and WC. The partial garage has and electric roller door but is now not suitable for a car (see floorplan). There are three separate bedrooms all of which can accommodate double beds and a modern bathroom suite.

The front garden is lawned with shrubs and mainly comprises a block paved driveway giving parking for several vehicles. There is also ample room at the side of the property that could accommodate a caravan, small boat etc. This area currently has a summerhouse to remain. Running across the width of the property is a large expanse of patio. The Southwest facing rear garden has a large lawn with mature trees and shrubs to the boarders providing an impressive backdrop. At the end of the formal garden there is a gate that crosses a public footpath that then becomes a private woodland wildlife garden with an abundance of trees and a substantial pond.

## Location
The village of Sole Street is located between the historic villages of Cobham and Meopham a short distance from 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 Sole Street mainline rail station with services to Victoria. Ebbsfleet station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are several local primary and secondary schools in Meopham and the neighbouring villages with grammar schools at nearby Gravesend and Dartford. A local convenience store is found along the road with more local shops found at Meopham Parade. Comprehensive shopping facilities found at Waitrose in Longfield, Morrisons in Northfleet and Bluewater at Greenhithe (10 mins).

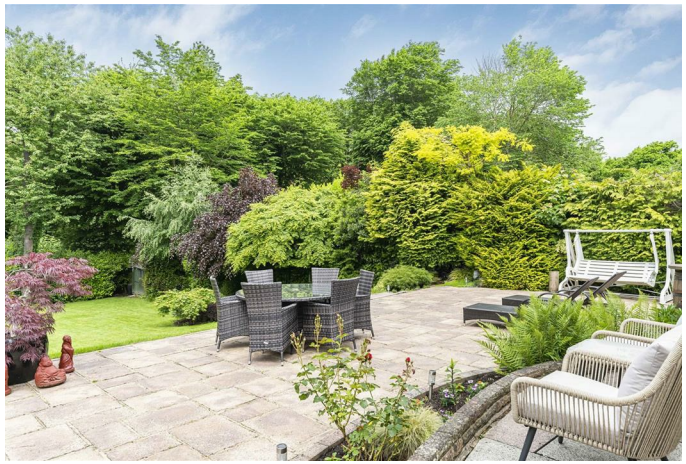
## Viewing arrangements
Strictly by prior appointment with Kings

## Directions
From our Meopham office turn left to continue on the Wrotham Road. Turn left onto Norwood Lane and continue straight. As you reach the end of the road turn left onto Camer Road. As you reach Sole Street go over the bridge and turn left onto Manor Road. Follow the road round to the right where it becomes Sallows Shaw and turn left in to the first cul-de-sac and the property is found toward the end on the left. what3words location finder: ///held.engine.unions

## Property information
Mains gas, electric, water and drainage. Gravesham Council tax band E. EPC rated D. The property comprises of two titles K334153 - original bungalow and garden and also K458660 - additional garden and woodland.

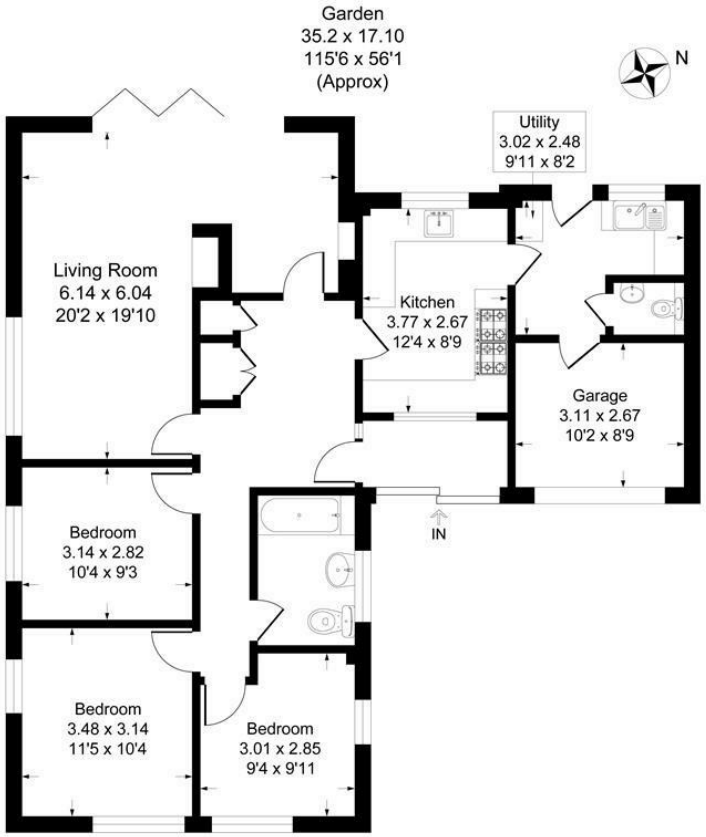







# Sallows Shaw, Sole Street, DA13

Approximate Gross Internal Area
100.1 sq m / 1078 sq ft
Garage = 8.3 sq m / 89 sq ft
Total = 108.4 sq m / 1167 sq ft




## Ground 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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