



24 The Russets

Meopham, DA13 0HH Freehold

 5

 1

 3

 D

Asking Price £650,000

A detached four/five bedroom home located in a quiet cul-de-sac within easy reach of local amenities. The property benefits from a rear ground floor extension and has three separate reception rooms, one of which could be used as a ground floor bedroom. Offered to the market chain free.

Overview

- Chain free sale
- Sought after location
- Four/five bedroom detached
- Extended accommodation
- Three reception rooms - one could be used as Ground floor bedroom
- Kitchen and utility room
- Detached garage and ample parking
- Ground floor WC

Property description

The accommodation of this detached family home comprises an entrance hall with stairs to the first floor with storage cupboard under and a WC. The living room has a bright bay window, gas fire and doors on to the rear dining room extension that is part open to the kitchen. The former kitchen now serves as a separate utility room. There is also a further reception room that could be used as a ground floor bedroom. The first floor accommodation has four bedrooms and a shower room.

Outside there is ample off-road parking on the driveway and paved hardstanding. The detached single garage has a pitched and tiled roof, light and power. The rear garden has a central lawn with paved patio and pathways. Shrub and flower borders.



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 is a variety of good 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 with Kings

Directions

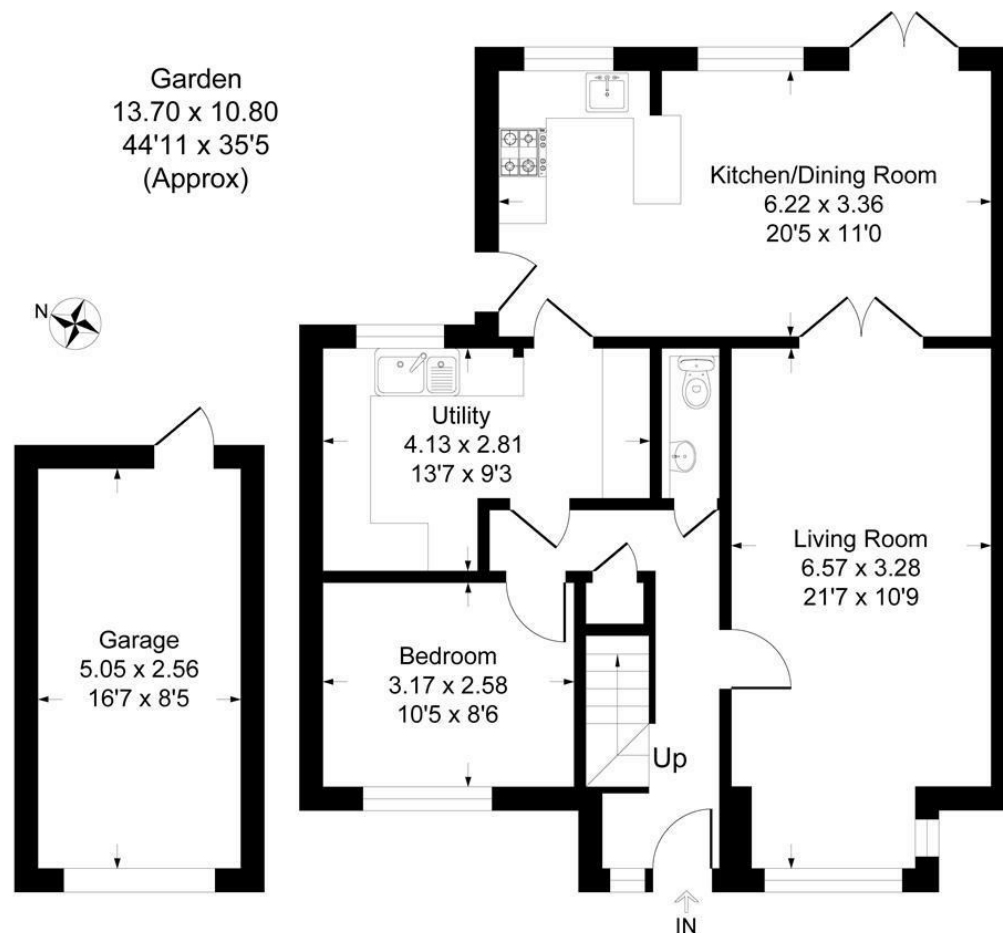
From our Meopham office proceed south along the A227 Wrotham Road for approximately one mile and turn right into Huntingfield Road. Take the second turning right into Strand Close and then first right into

The Russets. Proceed right to the end and the property is found on the right hand corner. what3words location finder: [///kicks.advice.panels](https://www.what3words.com/kicks.advice.panels)

Property information

Mains gas, electric, water and drainage. Gravesham council tax band E. Energy rated D





Garage

Ground Floor

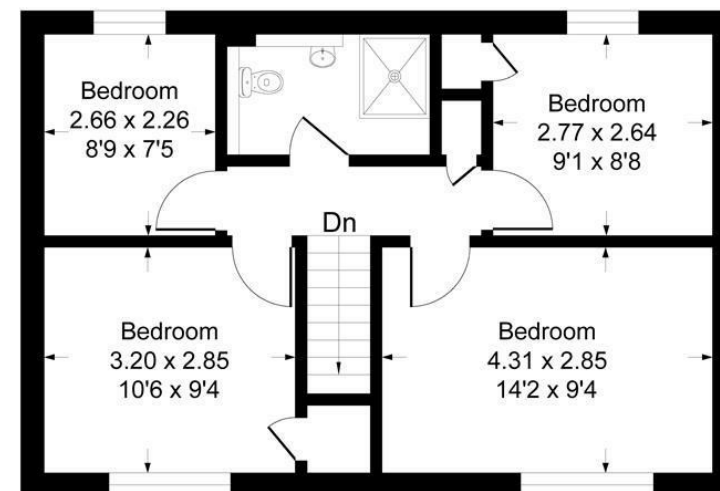
The Russets, DA13

Approximate Gross Internal Area

119.4 sq m / 1285 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 132.3 sq m / 1424 sq ft



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

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

Station Approach, Meopham, Kent, DA13 OHP
T: 01474 814440

meopham@kings-estate-agents.co.uk

kings-estate-agents.co.uk

