



Birtrick House Birtrick Drive

Meopham, Kent, DA13 0LR Freehold

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Asking Price £525,000

A detached 3 bedroom home conveniently located in a quiet cul-de-sac yet within easy walking distance of Meopham mainline rail station. The property is presented in good order throughout and has an easy maintenance rear garden that is south facing.

Overview

- Detached house
- Close to station
- Cul-de-sac position
- No onward chain
- South facing garden
- Integral garage and driveway
- 3 Separate bedrooms
- Council tax band E
- EPC rated D



Description

A very well presented detached house conveniently located in a quiet cul-de-sac within walking distance of Meopham mainline rail station. The accommodation comprises storm porch, entrance hall, downstairs cloakroom, lounge-diner with patio doors on to the rear garden, kitchen, integral single garage, first floor landing, three bedroom and bathroom. At the front of the property is a driveway providing off-road parking for two cars and there is a secluded south facing rear garden.

Recent improvements include decorating and new carpets.



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 M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There are local primary and secondary schools within Meopham and the neighbouring villages and grammar schools at nearby 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.

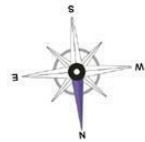
Directions

From our Meopham branch proceed into Johns Road which is immediately opposite the office, turn right into the second cul-de-sac and into Birrick Drive and the property is found on the right hand side. [what3words location finder//w3w.co/token.energetic.rings](https://www.what3words.com/location/energetic.rings)

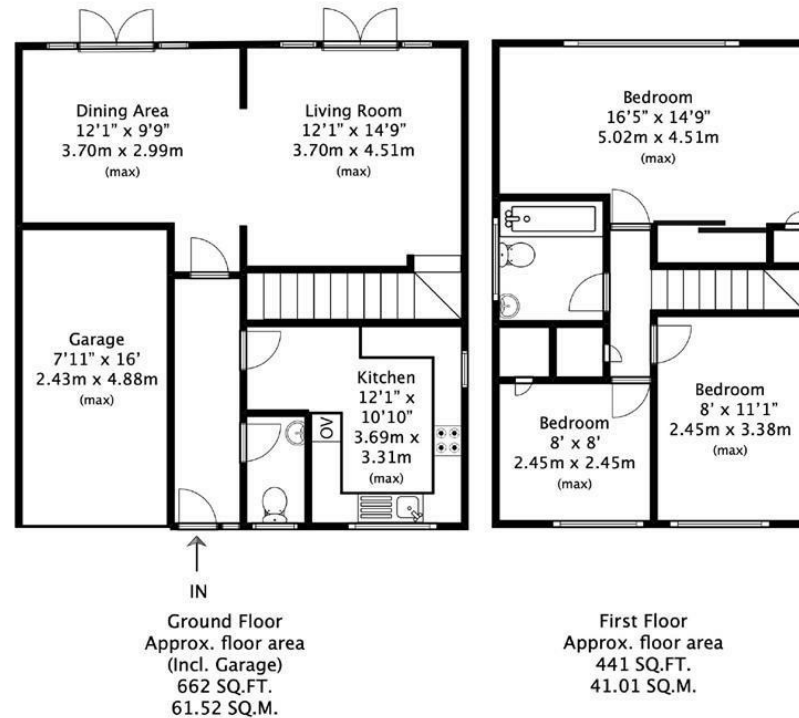
Property information

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





Approx. total
floor area
(Incl. Garage)
1,103 SQ.FT.
102.53 SQ.M.



Disclaimer

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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