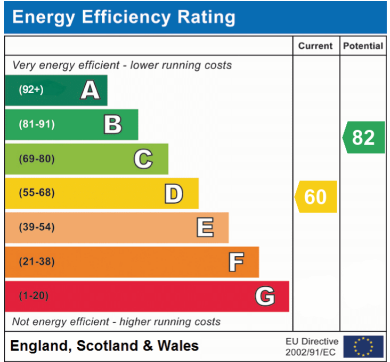


TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### 4 CHESHUNT CLOSE, MEOPHAM, GRAVESEND, KENT DA13 0HU

Beautifully and meticulously presented and cared for 3 bedroom detached home provides an exciting opportunity to live in the heart of Meopham, with a short walk to the station and catchment for highly rated primary and secondary schools. The property has been much improved in recent years and offers the potential to move in and enjoy or there is also possibility of extending the property further subject to planning. There is plenty of space to enjoy inside and outside entertaining.

Cul de sac position, no through traffic ■ Walking distance to Meopham station ■ 3 bedrooms ■ Utility area ■ Lounge ■ Kitchen/Dining Room ■ Garage ■ Front and rear garden ■ Potential to extend (stpp) ■ Cloakroom ■ Lovely bathroom with separate shower

PRICE: GUIDE PRICE £665,000 FREEHOLD



**SITUATION**

Situated in a desirable cul de sac close to rail links in Meopham which offers shopping facilities, restaurants and a main line link to London, road links give access to A2/M2, A20/M20, M25, Bluewater and Ebbsfleet International Station. Meopham village also benefits from schools going up to senior levels, a library and churches. The recreational facilities include a leisure centre and cricket on the green opposite the historic windmill.

**DIRECTIONS**

From Meopham rail station turn left onto the Wrotham Road and Cheshunt Close is the third turning on your right hand side.

**GROUND FLOOR**

**ENTRANCE HALL**



Door to kitchen, lounge and bathroom, laminate wood floor, light and airy space, stairs to first floor.

**LOUNGE**



19' 10" x 11' 1" (6.05m x 3.38m) UPVC double glazed double doors to rear garden, fireplace not in use, radiator, double glazed window to front, Cedar wood floors.

**KITCHEN/DINNER**

19' 11" x 11' 1" (6.07m x 3.38m) Beautifully fitted with cream Shaker style matching wall and base units with curved edges, integrated dishwasher, fridge

double oven, electric hob, microwave, stainless steel and glass extractor hood, brushed chrome vertical radiator, double glazed windows to front and rear, cupboards housing hot water tank and Worcester Bosch boiler, door to utility room.

**UTILITY ROOM**

8' 1" x 3' 7" (2.46m x 1.09m) half glazed and weatherboarded with plumbing for washing machine and door to garden.

**BATHROOM**



6' 9" x 6' 3" (2.06m x 1.91m) Beautifully fitted with white suite comprising panelled bath with overhead Triton shower, vanity unit and low level W.C., heated towel rail, panelled walls, opaque double glazed window to rear.

**FIRST FLOOR**

**LANDING**



16' 1" x 6' 9" (4.90m x 2.06m) Doors to bedrooms and cloakroom, double glazed window to front.

**BEDROOM 1**



16' 5" x 11' 9" (5.00m x 3.58m) Dual aspect double glazed windows to front and side, radiator.

**BEDROOM 2**



10' 9" x 8' 9" (3.28m x 2.67m) Dual aspect double glazed windows to front and side, radiator.

**BEDROOM 3**



10' 9" x 7' 9" (3.28m x 2.36m) 11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window to side, radiator.

**CLOAKROOM**



6' 10" x 2' 7" (2.08m x 0.79m)

**OUTSIDE**

**FRONT GARDEN**

Carriage driveway to front and driveway leading to garage.

**REAR GARDEN**



Mainly laid to lawn with paved patio entertaining area and thoughtfully planted selection of shrubs and trees.

**GARAGE**

Garage to side with power and up and over door.

**COUNCIL TAX BAND E**