



**41 Beechwood Drive, Meopham, Gravesend, Kent, DA13 0TX**  
**Guide Price £550,000- £600,000 £550,000 Freehold**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A (92 to 100)			A (92 to 100)		
B (81 to 91)			B (81 to 91)		
C (69 to 80)			C (69 to 80)		
D (55 to 68)			D (55 to 68)		
E (39 to 54)			E (39 to 54)		
F (21 to 38)			F (21 to 38)		
G (1 to 20)			G (1 to 20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Description

Beautifully presented four bedroom detached home with detached double garage set behind electric gates in the rural village of Culverstone Green.

Virtual Tour Available, use our online dairy to request your viewing!

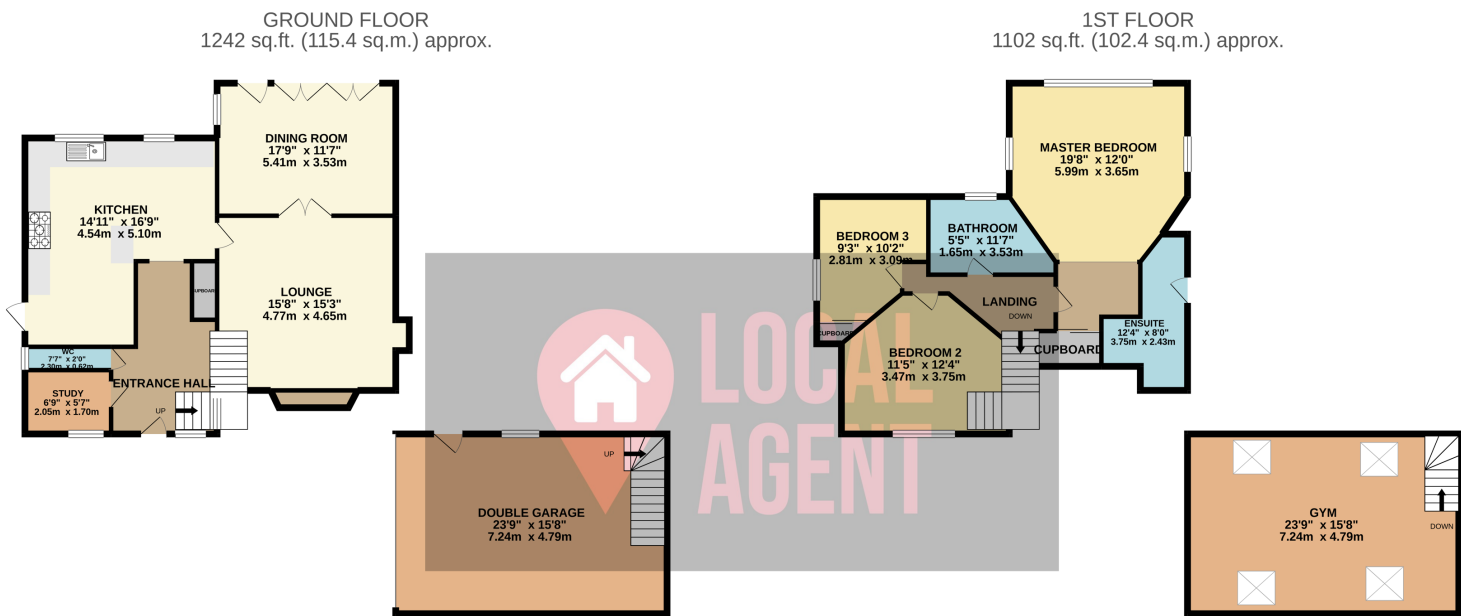
Tucked away on a rural cul-de-sac location, this beautiful home has has been designed to a high spec and offers excellent room sizes throughout.

As you enter the property via the electric gates, the driveway offers ample parking for several vehicles. The front door opens in a light a spacious hallway with ground floor fourth bedroom/ study and cloakroom to the left. The large L-Shape Kitchen offers integrated appliances, side access to the garden. The Living room is an excellent size with log burner and flows with double doors to the rear reception currently used as a dining room with bi-folding doors across the rear for the room. Upstairs comprise a master bedroom with a luxury ensuite bathroom with separate shower unit and large wardrobe. The family is also a great size. There are two further bedrooms with electric blinds to the windows and eaves storage.

The rear garden is mainly laid to lawn with mature trees and shrubs providing a secluded atmosphere. The large patio area is excellent size for BBQs and sitting area. The front of the home has a detached double garage with electric roller shutter, side pedestrian door and a staircase to the first floor with a functioning room and ideal studio, gym, games room or office.

Culverstone Green is a leafy rural residential area surrounded by agriculture land. There are beautiful countryside walks and rides for you to embrace the rural lifestyle. Hartley village has its own local shops, supermarket, pubs and popular primary schools with Hartley Primary Academy with a current outstanding Ofsted report.

Meopham mainline railway station is approximately 4.2 miles away with services to London Victoria. The property has easy access to A2/M2 and M25 networks including Dartford Crossing. Bluewater Shopping Centre is only a short drive away and Ebbsfleet International Station providing approximately a 20 minute link to London St Pancras.



TOTAL FLOOR AREA : 2344 sq.ft. (217.8 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.  
Made with Metropix ©2020