

**ROBINSON
MICHAEL
& JACKSON**
LOCAL OFFICE
01474 333111
FOR SALE

Bracondale Avenue

Istead Rise | Kent | DA13 9ED



Bracondale Avenue

Istead Rise, Kent, DA13 9ED

Offers in excess of £425,000.
Freehold

Located on a desired residential road in Istead Rise is this well presented three-bedroom semi-detached house with a beautifully landscaped rear garden and a significant driveway.

Benefitting from:

- No Forward Chain
- Extended
- Driveway and Garage
- Desired Village Location
- Good Internal Condition
- Flat Garden
- Potential to Extend Further Subject to the Necessary Planning
- Solar Water Heating
- Council Tax: D
- EPC Rating: D



Accommodation

Porch: Porch door to: -

Entrance Hall: 3.43m x 1.8m (11'3" x 5'11") Carpet. Radiator. Alarm system. Doors to: -

Lounge: 6.8m x 3.38m (22'4" x 11'1") Double glazed window to front. Double glazed sliding door to rear. Two radiators. Log burner with mantle surround.

Sunroom: 5.08m x 2.84m (16'8" x 9'4") Two double glazed windows to rear. Double glazed window to side. Double glazed French door to rear. Skylight. Spotlights. Wall mounted boiler. Units with work surface. Space for appliances. Wood flooring.

Kitchen: 3.23m x 2.08m (10'7" x 6'10") Wall and base units with work surface over. Stainless steel sink unit with mixer tap. Tiled splash back. Integrated double oven. Integrated fridge. Built-in four ring gas hob with stainless steel extractor fan over. Wood flooring. Spotlights.

First Floor Landing: 2.46m x 1.65m (8'1" x 5'5") Carpet. Loft hatch. Stairs to second floor. Doors to: -

Bedroom 1: 3.58m x 3.58m (11'9" x 11'9") Double glazed window to front. radiator. Built-in wooden wardrobes. Vanity unit. Carpet.

Bedroom 2: 3m x 2.4m (9'10" x 7'10") Triple glazed window to rear. Radiator. Built-in wardrobe with mirrored front. Built-in sink unit with storage under. Carpet.

Bedroom 3: 2.67m x 2.36m (8'9" x 7'9") Double glazed window to front. Radiator. Built-in wardrobe with mirrored front. Carpet.

Bathroom: 2.3m x 1.47m (7'7" x 4'10") Triple glazed frosted window to rear. Suite comprising panelled bath with shower over. Vanity sink unit with storage under. Low level w.c. Tiled flooring. Radiator. Tiled wall surround.





Exterior

Rear Garden: Approx. 60ft: Two decked area. Summer house to remain with lighting. Pond with pump to remain.

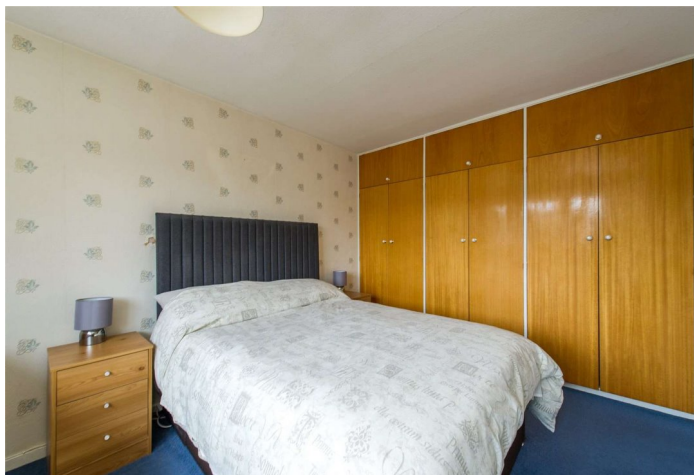
Garage: To rear with space for car and supplied with power and lighting.

Driveway.

Additional Information

Istead Rise is a sought-after modern location, offering rural settings but still being close to the town amenities. The area is ideally located with schools, shops and the A2 motorway is only a short drive away, with great access to London. There are also regular buses into Gravesend Town and British Rail Station offering services to Ebbsfleet International. An ideal area to bring up a young and growing family. There is a small parade of shops with an Indian restaurant, bakery, butcher, pharmacy, supermarket, hardware store, dry cleaner, and dentist. On Lewis Road there is a hairdresser, florist and dentist. There is also a new medical practice.

Istead Rise was a pig-farming community in the 1860s, situated in the North Downs pathway. A pig farm was on what is now the site of Istead Rise Primary School. Kent County Council bought the site for its school in the 1960s. Until then Istead Rise did not have a school as there were insufficient children in the area to make this viable.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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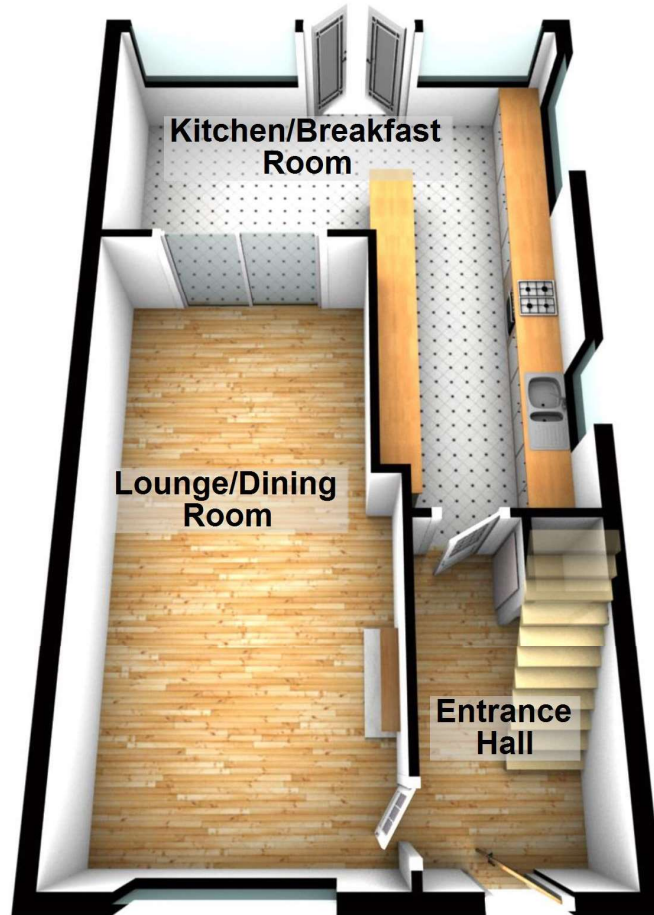
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ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 572.1 sq. feet



First Floor

Approx. 401.9 sq. feet



Total area: approx. 974.0 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.

Plan produced using PlanUp.

