



Downs Road

Istead Rise | Kent | DA13 9HB



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Istead Rise, Kent, DA13 9HB

OIEO £400,000

Freehold

Situated in sought after Downs Road in Istead Rise with views of countryside to the front is this three-bedroom chalet style residence with double garage to the rear. Offered with no forward chain.

Benefitting from:

- Double Glazing
- Gas Central Heating
- 16' Lounge
- Modern Fitted Kitchen
- 22' First Floor Bedroom
- Two Shower Rooms
- No Chain Involved
- Viewing Recommended
- Council Tax: D
- EPC Rating: C



Accommodation

Porch: UPVC door to front with Frosted double glazed window to side. Vinyl flooring. Door to entrance hall. Door to:-

Entrance Hall: Carpet. Radiator. Coved ceiling. Built-in airing cupboard. Under-stairs storage cupboard. staircase to first floor. Doors to:-

Lounge: 4.88m x 3.9m (16' x 12'10") Double glazed door to garden. Double glazed window to rear. Open fireplace. Double radiator. Carpet.

Cloakroom: 1.65m x 0.9m (5'5" x 2'11") Frosted double glazed window to side. Carpet.

Kitchen: 3.48m x 2.7m (11'5" x 8'10") Double glazed window to side. Double glazed window to rear. Double glazed door to garden. Modern fitted wall and base units with roll top work surface over. Built-in double oven and hob with extractor hood over. Wall mounted combination boiler.

Bedroom 1: 4.1m x 2.95m (13'5" x 9'8") Double glazed window to front. Carpet. Radiator.

Bedroom 2: 3.18m x 3.15m (10'5" x 10'4") Double glazed window to front with views over fields. Carpet. Radiator. Coved and textured ceiling. Built-in cupboard housing meters and fuse box. (Currently used as dining room).

Bathroom: 3.18m x 2.08m (10'5" x 6'10") Frosted double glazed window to side. Suite comprising walk-in double shower area. Vanity wash hand basin with cupboard below. Low level w.c. Tiled flooring. Heated towel rail. Coved ceiling with inset spotlights. Mirror with sensor light.

First Floor Landing: Double glazed Velux window to roof. Double glazed window to side. Carpet. Doors to:-

Bedroom 3: 6.99 (22'11")m x 2.84 (9'4")m (Widening to 3.12 (10'3")m) Double glazed window to front. Double glazed window to rear. Carpet. Two radiators. Access to eaves storage.

Shower Room: 1.98m x 1.83m (6'6" x 6') Suite comprising tiled shower cubicle. Vanity wash hand basin. Low level w.c. Built-in cupboard. Tiled flooring. Heated towel rail.





Exterior

Front Garden: Laid to lawn. Pedestrian access. Shed to remain.

Rear Garden: Approx. 50ft: Laid to lawn. Outside tap. Access to garage. Rear pedestrian and vehicle access.

Double Garage: 19'11 x 16: Detached garage to rear. Remote up and over door.

Note: There are solar panels which provide a discount tariff for electric.

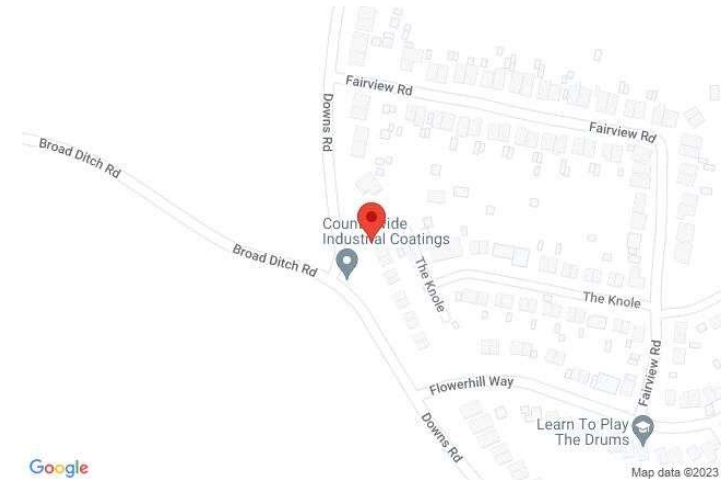
Additional Information

Istead Rise is a village 3 miles (5 km) south of Gravesend in Kent, England. It is in the borough of Gravesham and has a population of 3,505 (2001 census). By road, it is 23 miles (37 km) east of London on the A2 road. The nearest railway station is 2 miles (3 km) away at Meopham (34 minutes from London Victoria). Istead Rise is 4 miles (6 km) from Ebbsfleet International railway station which opened in 2007 for Eurostar services to Paris, Brussels and Lille. In June 2009, North Kent commuter trains started running on the high speed track to London St Pancras (16 minutes away), stopping only at Stratford International. Bluewater shopping centre is also nearby within 7.7 miles (ten minutes).

Council Tax - D

EPC Rating - C





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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House - Gross Internal Area : 103.2 sq.m (1110 sq.ft.)
Garage - Approximate Gross Internal Area : 29.3 sq.m (315 sq.ft.)



Garden : Approximate dimensions - 15.55m x 10.52m

