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**Wrotham Road**  
South Street | Meopham | DA13 0QQ



# Wrotham Road

South Street, Meopham, DA13 0QQ

Guide Price £700,000 - £750,000  
Freehold

Situated on the outskirts of Meopham and sitting on a good-sized plot is this extended four-bedroom detached bungalow with garage and own driveway. Not to be missed.

## Benefitting from:

- Total Square Footage: 1850.5 Sq. Ft.
- Entrance Porch & Hallway
- Two Large Reception Room
- Fitted Kitchen/Breakfast Room
- Family Four Piece Bathroom
- En-Suite Shower Room to Bedroom 4
- Double Glazing
- Gas Central Heating
- Garage and Own Driveway
- Approx 130' x 50' Rear Garden
- Viewing Strongly Recommended.
- Council Tax: F
- EPC Rating: D



## Accommodation

**Porch:** 4.11m x 1.32m (13'6" x 4'4") Double glazed window to front and side. Double glazed entrance door. Glazed roof. Tiled flooring. Door to entrance hall.

**Entrance Hall:** 5.03 (16'6") m x 3.68 (12'1") m (Narrowing to 1.8 (5'11") m) Double glazed window to front x 2. Double glazed window to side. Feature fireplace. Double radiator. Wood flooring. Door to dining room.

**Lounge** 7.52m x 4.4m (Max) (24'8" x 14'5" (Max)) Double glazed window to front. Two double glazed windows to side. Wood flooring. Feature fireplace. Double radiator. Door to dining room.

**Kitchen/Breakfast Room** 4.32m x 3.35m (14'2" x 11') Double glazed window to rear. Double glazed window to side. Double glazed door to garden. Modern fitted wall and base units with Quartz worktops over. 1 1/2 bowl single drainer sink unit with mixer tap. Built-in hob, oven and extractor over. Inset spotlights. Heated towel radiator. Tiled splash back. Tiled flooring.

**Dining Room:** 6.48m x 2.9m (21'3" x 9'6") Double glazed window to side. Double glazed French doors to rear garden. Laminate wood flooring. Radiator. Coved ceiling. Inset spots. Door to bedroom 4.

**Bedroom 4:** 4.8m x 3.02m (15'9" x 9'11") Double glazed window to side. Double glazed French doors to garden. Radiator. Coved ceiling inset spotlights. Laminate wood flooring.

**En-suite:** 3.12m x 1.52m (10'3" x 5') Frosted double glazed window to side. Tiled shower cubicle. Vanity wash hand basin. Low level w.c. Fitted mirror. Tiled flooring. Tiled walls. Heated towel rail. Tiled flooring.

**Bedroom 1:** 4.06 (13'4") m x 3.68 (12'1") m + Door Recess Double glazed windows to front and side with shutters. Radiator. Carpet.

**Bedroom 2:** 3.1m x 3.05m (10'2" x 10') Double glazed window to front with shutters. Radiator. Carpet.

**Bedroom 3:** 4.24 (13'11") m x 3.07 (10'1") m+ Door Recess Double glazed window rear. Radiator. Built-in cupboard Carpet.

**Bathroom:** 2.41m x 2.41m (7'11" x 7'11") Modern white suite comprising panelled bath with mixer tap and shower attachment. Tiled shower cubicle. Wash hand basin. Low level w.c. Partly tiled walls. Inset spotlights. Heated towel rail. Built-in airing





cupboard housing hot water cylinder.

## Exterior

Rear Garden: Approx. 130ft x 50ft: Large L-shaped paved patio area. Mainly laid to lawn. Established trees and shrubs and bushes. Two greenhouses and shed to remain. Side pedestrian access. Outside tap.

Garage: 19'1 x 9'3: Detached garage to rear via own driveway for several cars. Up and over door. Supplied power and light.

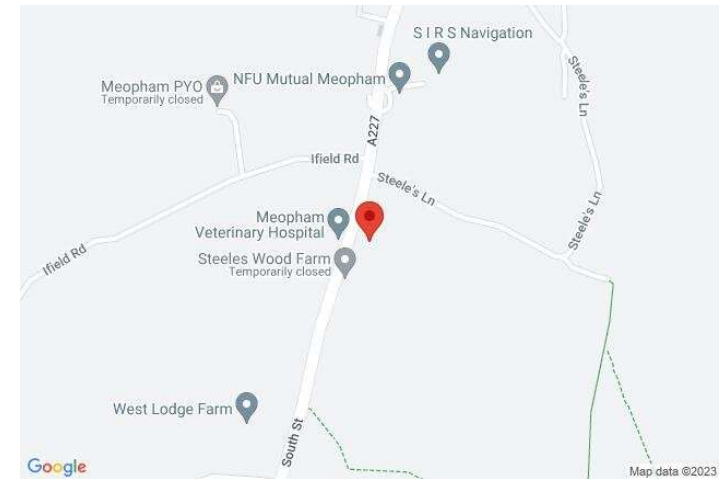
## Additional Information

Meopham is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. Meopham Green has its own Cricket Pavilion, 2 gastro pubs and excellent local walks nearby. The A2/M2 and M20/26 motorway networks are both within easy reach as is Meopham mainline rail station with services to Victoria (35mins), Borough Green mainline rail station is approximately 4 miles away, Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 45 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 Long field, Morrison's in Northfleet and of course Bluewater at Greenhithe (10 mins).

Council Tax - F

EPC Rating - D

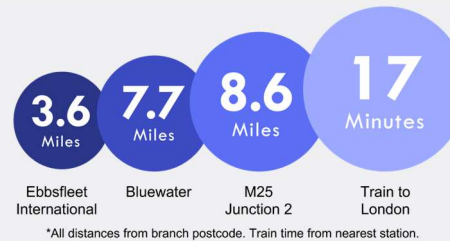




## Important Notice

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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**ROBINSON MICHAEL & JACKSON**

### Ground Floor

Approx. 1850.5 sq. feet



Total area: approx. 1850.5 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.  
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