



Biddenden Way

Istead Rise | Kent | DA13 9DF



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Istead Rise, Kent, DA13 9DF

Guide Price £450,000 to £475,000
Freehold

Located in the popular village location of Istead Rise is this beautifully presented, extended 3/4-bedroom semi-detached residence with 2 bathrooms & a double driveway to front.

Benefitting from:

- Desired Village Location
- Immaculately Presented Throughout
- New Double Driveway to Front
- Converted Garage / Half for Storage
- Extended
- Ground floor Bedroom or Additional Reception Room
- 1 Bathroom and 1 Shower Room
- Council Tax: D
- EPC Rating: C



Accommodation

Porch 5.11 x 3.07 Tiled flooring. Double glazed window to front. Door to porch.

Entrance Hall 8.04 x 5.06 Carpet. Radiator to side. Stairs to first floor. Access to; -

Ground floor Shower Room 6.00 x 5.03 Tiled floor and walls. Radiator to side. Spotlights. Combined vanity and w.c. unit with storage under. Walk in shower with glass divider and acrylic surround.

Lounge 17.02 x 10.02 Laminate flooring. Double glazed window to front. Radiator to side. 2 x Wall mounted lights. Fireplace to remain.

Kitchen Dining Room 18.99 x 16.04 Tiled flooring. Double glazed window to rear. Double glazed sliding door to rear. Wall and base level units with work surface over. Tiled backsplash. Sink and drainer unit with mixer tap over. Integrated 5 ring gas hob with extractor fan over: oven and microwave. Space for appliances. Radiator to side. 2 x Wall mounted lights.

Hallway 12.00 x 3.00 Laminate flooring. Access to; -

Ground floor Bathroom 12.05 x 4.04 Tiled floor with underfloor heating. Tiled walls. Low level w.c. Vanity sink unit with storage under. Ceramic tub with shower over.

Study 7.10 x 7.07 Laminate flooring. Radiator to side. Opens into utility room and hallway.

Utility Room 9.02 x 7.07 Laminate flooring. Double glazed frosted door to side. Wall and base level units with work surface over. Space for appliances. Door to Bedroom 3/ Reception Room.

Bedroom 3 / Reception Room 2 13.04 x 6.11 Carpet. 2 x Double glazed windows to side. Radiator to side.

Master Bedroom 10.11 x 9.09 Carpet. Double glazed window to front with shutters to remain. Radiator to side. Built in wardrobes to remain. Storage cupboard.

Bedroom 2 11.09 x 7.11 Carpet. Double glazed window to rear with shutters to remain. Radiator to rear.

Bedroom 4 8.07 x 7.11 Carpet. Double glazed window to rear with shutters to remain. Radiator to rear.





Exterior

Rear Garden: Approx 40ft.

Patio. Decking. Lawn. Views of fields. Sheds to remain.

Front: Double driveway to the front.

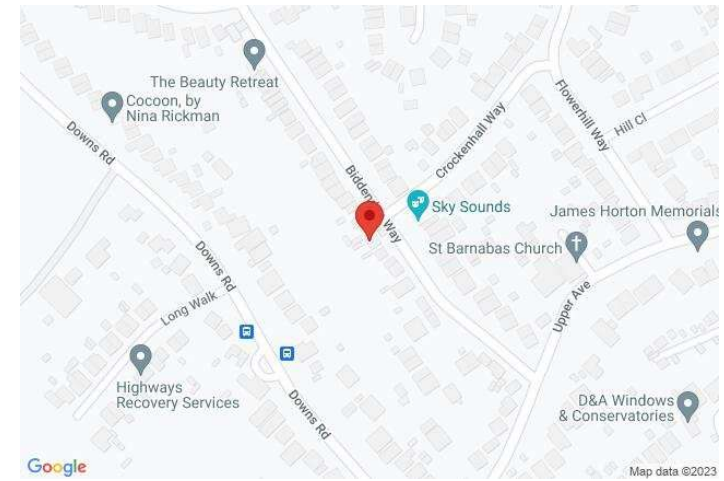
Additional Information

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).

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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.

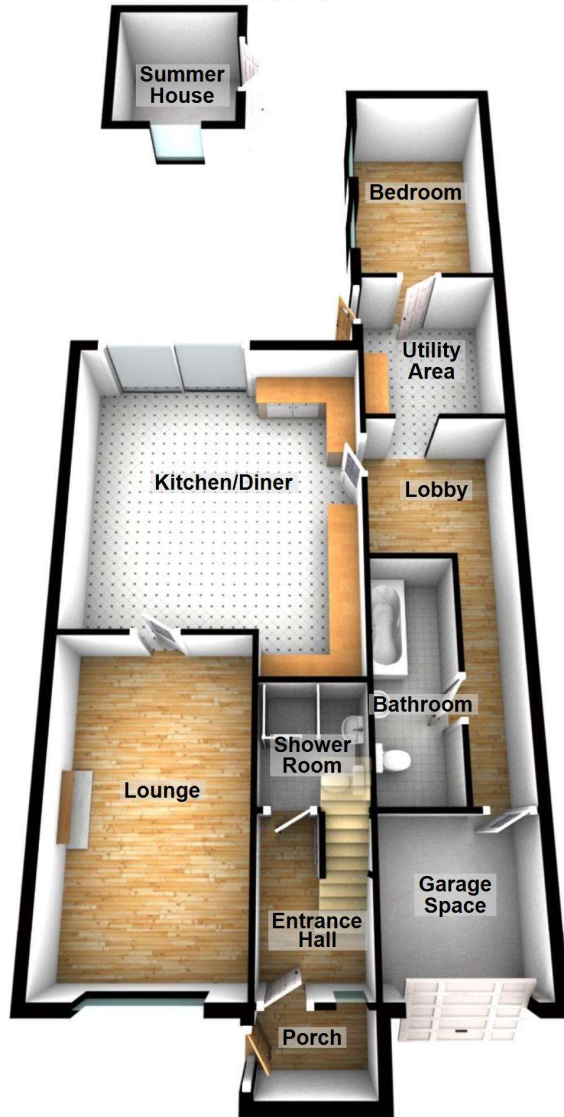
Andy Plaistowe - Branch Partner
 01474 333111
 Robinson Michael & Jackson
 21A & B King Street,
 Gravesend,
 DA12 2EB
gravesend@robinson-jackson.com



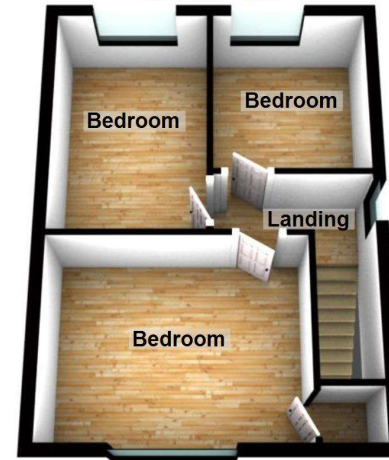
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ROBINSON MICHAEL & JACKSON

Ground Floor
Approx. 1067.9 sq. feet



First Floor
Approx. 353.5 sq. feet



Total area: approx. 1421.4 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.

