

# Kings

Residential Sales, Lettings and Management, Land & New Homes



## Honeysuckle House, Main Road, Longfield Hill, DA3 7AG

A very well presented 3 bedroom family home located in popular Longfield Hill.

The property has spacious accommodation comprising entrance hall, lounge, second reception room, shower room, dining room part open to an oak kitchen, The first floor landing has two bedrooms and a modern shower room as well as a study with stairs leading to a second floor bedroom and bathroom.

There is off-road parking at the front of the property on a york stone driveway. The garage has been converted to the second reception room but there is still a storage room. The rear garden has a substantial gazebo, several patio areas and a central lawn.

**Asking price £495,000**

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## DIRECTIONS

From our Meopham office proceed south along the A227 Wrotham Road and take the 3rd turning on the right into Melliker Lane. Proceed to the end and turn right onto Longfield Road. After going over the railway bridge the property is found approximately 300 yards along on the left hand side opposite the green.

## LOCATION

Longfield Hill is a small residential area sited within close proximity to Longfield with Meopham, Newbarn and Hartley a short drive away too. The A2/M2 and M20/26 motorway networks are both within easy reach as is Longfield mainline rail station with services to Victoria (35mins). Ebbsfleet International station, with train services to London St Pancras (20 minutes) and the Kent coast and beyond to Europe, is within a short drive and Gatwick can be reached in approximately 45 minutes. There are local primary and secondary schools close by in Longfield and the neighbouring villages and grammar schools at nearby Gravesend and Dartford. Comprehensive shopping facilities can be found in nearby Longfield which include a Waitrose and Coop supermarket, local baker and butcher, petrol garage, post office, chemist, hairdressers among others plus various. Bluewater is within a short drive.

## VIEWING

Strictly by prior appointment through KINGS.

ACCOMMODATION WITH APPROXIMATE DIMENSIONS.

Double glazed door to:

## ENTRANCE HALL

8'2 x 6'2 (2.49m x 1.88m)

Double glazed leaded light window to rear. Radiator. Stairs to first floor landing. Exposed floorboards.

## LOUNGE

13'3 x 11'9 (4.04m x 3.58m)

Double glazed leaded light window to front. Radiator. Feature brick fireplace with solid fuel stove. Exposed floorboards.

## SECOND RECEPTION

16' x 9'7 (4.88m x 2.92m)

Narrowing to 5'4. Double glazed door to rear with adjacent window. Radiator. Engineered oak laminate flooring. (converted from garage)

## SHOWER ROOM

6'10 x 3'10 (2.08m x 1.17m)

Double glazed window to side. Vertical towel radiator. Double width shower enclosure. Pedestal wash hand basin. Close coupled WC. Tiled walls.

## DINING ROOM

13'3 X 12' (4.04m X 3.66m)

Double glazed leaded light window to



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side. Under stairs storage cupboard. Radiator. Exposed floorboards. Part open to:

## **KITCHEN**

12'10 x 11'1 (3.91m x 3.38m)

Double glazed leaded light window to rear. Radiator. Fitted with oak wall and base units with granite work surfaces over. Rangemaster Elan double width electric ovens and gas hob cooker. Matching freestanding unit to remain. Plumbing and space for automatic washing machine and dishwasher. Localised tiling. Slate tiled floor.

## **FIRST FLOOR LANDING**

Exposed floor boards.

## **BEDROOM 1**

13'4 x 11'11 (4.06m x 3.63m)

Double glazed leaded light window to front. Radiator. Exposed floorboards.

## **BEDROOM 2**

8'2 x 7'3 (2.49m x 2.21m)

Double glazed leaded light window to rear. Radiator. Exposed floorboards.

## **SHOWER ROOM**

10'6 x 5'1 (3.20m x 1.55m)

Double glazed leaded light window to side. Walk in shower enclosure. Wash hand basin set on tiled plinth. Close coupled WC. Vertical towel radiator. Tiled walls and floor.

## **STUDY/DRESSING ROOM**

11'8 x 10'2 (3.56m x 3.10m)

Double glazed leaded light window to side. Radiator. Fitted wardrobe. Desk and drawers. Fitted carpet. Stairs leading to:

## **BEDROOM 3**

12'6 narrowing to 9'8 x 9'10. Double glazed window to rear with far reaching views over surrounding countryside. Laminate floor. Radiator.

## **BATHROOM**

11'10 x 4'10 (3.61m x 1.47m)

Chrome towel radiator. Feature roll top freestanding bath. Close coupled WC. Basin set in tiled plinth. Half tiled walls. Pitched ceiling, reducing head height. Eaves storage cupboard.

## **OUTSIDE**

### **FRONT GARDEN**

The front garden has been paved with reclaimed York stone and there is off road parking for several vehicles.

### **REAR GARDEN**

Substantial Gazebo. Several paved patio areas. Central lawn with flower and shrub borders. Shed and greenhouse to remain. Remainder of the converted garage which is a:

### **STORAGE ROOM**

10'4 x 6'4 (3.15m x 1.93m)

Up and over door. Double glazed door to side. Power and light.

## **ENERGY PERFORMANCE**

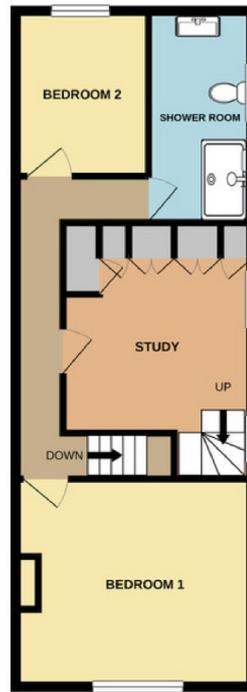
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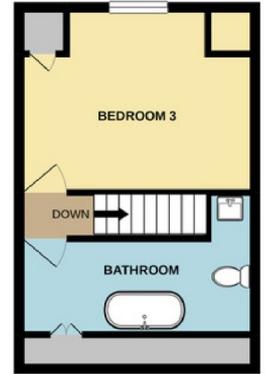
GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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.  
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