



22 Lewis Road, Istead Rise, DA13 9JG

Asking price £385,000

Residential Sales, Lettings and Management, Land & New Homes

Kings

A semi-detached 3 bedroom bungalow located very conveniently in the centre of Istead Rise within easy level walking distance of the the shopping centre.

The accommodation comprises entrance porch, entrance hall, lounge, dining room/bedroom 3, kitchen, lean-to conservatory, two further bedrooms and bathroom.

There are good size front and rear gardens, generous single garage with electric door and driveway.

The property is offered to the market with no onward chain.

DIRECTIONS

From our Meopham branch proceed north along the A227 Wrotham Road and upon entering Istead Rise take the second left into Istead Rise and then the third turning left into Lewis Road and the property is found just after Elwill Way on the right hand side.

LOCATION

Istead Rise is sited between Gravesend and Wrotham on the A227 and benefits from many local amenities and excellent transportation links. The A2/M2 and M20/M26 motorway networks are both within easy reach as is the M25. Meopham mainline rail station with services to Victoria (35 minutes) is 1.5 miles away with Gravesend mainline station to Charing Cross (45 minutes) approximately 3 miles. Ebbsfleet International station is within a short drive and Gatwick can be reached in approximately 40 minutes. There is a local primary school within Istead Rise.

VIEWING

Strictly via prior appointment made with KINGS.

ACCOMMODATION WITH APPROXIMATE DIMENSIONS

Upvc double-glazed door with leaded light insets to:

ENTRANCE PORCH

Double-glazed window to side. Quarry tiled floor. Glazed door through to:

ENTRANCE HALL

Radiator. Access to loft via hatch.

LOUNGE

14'1 x 13'6 (4.29m x 4.11m)

Double-glazed sliding patio doors to rear onto garden. Radiator. Gas fire. Coved ceiling. Fitted carpet.

KITCHEN/BREAKFAST ROOM

11'10 x 9'4 (3.61m x 2.84m)

Double-glazed sliding patio doors to rear onto the conservatory. Double-glazed window to side. Radiator. The kitchen is fitted with cream wall and base units including full height units with work surfaces over. Inset single drainer sink unit with mixer tap. Inset gas hob with extractor hood over. Built-in electric oven. Freezer in matching unit to remain. Localised tiling. Kitchen carpet flooring.

LEAN-TO CONSERVATORY

9'6 x 8'2 (2.90m x 2.49m)

Single glazed window construction with sliding doors to rear and door to side. Vinyl flooring. Power.

BEDROOM 1

12'7 x 10'1 (3.84m x 3.07m)

Extending to 11'1 into wardrobe. Double-glazed window to front. Radiator. Full height mirror fronted double wardrobe. Coved ceiling. Fitted carpet.

BEDROOM 2

11'8 x 10'6 (3.56m x 3.20m)

Double-glazed window to front. Radiator. Coved ceiling. Fitted carpet.

BEDROOM 3/DINING ROOM

11'7 X 6'7 (3.53m X 2.01m)

Double-glazed window to side. Radiator. Coved ceiling. Fitted carpet.

BATHROOM

8'10 x 6'4 (2.69m x 1.93m)

Double-glazed patterned window to side. Chrome towel radiator. Suite comprising: enclosed bath, wash hand basin set in vanity unit and low flush WC. Airing cupboard housing gas combi-boiler supplying central heating and hot water. Coved ceiling. Vinyl floor.

OUTSIDE

FRONT GARDEN

Laid to lawn with central path. Shrubs and flower beds to borders. Exterior light. Parking for one car on driveway.

REAR GARDEN

Paved patio with adjacent pond. The majority of the garden is laid to lawn with flower and shrub beds to the borders. Greenhouse to remain. Two sheds to remain.

SINGLE GARAGE

17'11 x 12'4 (5.46m x 3.76m)

Electrically operated up and over roller door. Pedestrian door to garden. Window to side. Light and power.

EPC rating D.

GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (82.0 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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