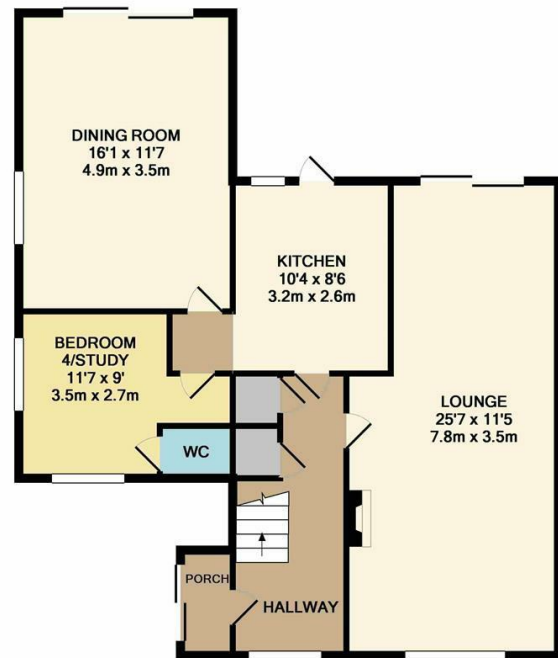
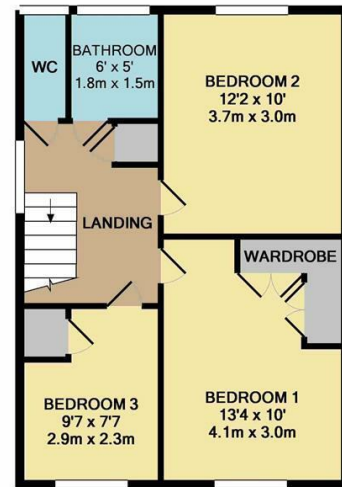


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

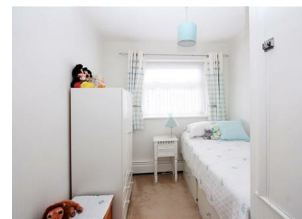


GROUND FLOOR
APPROX. FLOOR
AREA 755 SQ.FT.
(70.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1204 SQ.FT. (111.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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BROOKSIDE ROAD
ISTEAD RISE
Guide Price £450,000



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onTheMarket.com

16 Market Street, Dartford, Kent, DA1 1ET

Anthony Martin
Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Guide Price £450,000 - £475,000

This charming extended detached property is set in a sought after location in Istead Rise and stands on a large plot and benefits from a driveway with off-road parking for multiple vehicles.

The ground floor has a spacious lounge, separate dining room. There is a spacious modern kitchen and a fourth bedroom/study, with separate w/c. On the first floor there is three bedrooms, bathroom and separate w/c.

Outside, the property benefits from front and rear gardens, double gates giving access to the garden where the owner use to park the family caravan. To the rear of the property there is also a garage en-bloc.

This property is definitely one worth viewing for the chance of having your own haven away from the hustle and bustle.

Location: Istead Rise is located between Gravesend and Wrotham on the A227 and benefits from excellent transport links and many local amenities. The A2/M2 and M20/M26 & M25 motorway networks are all within easy reach as is Gatwick, which is approximately 45 mins away. Meopham train station and Borough Green station both have services to London and are approx 4 miles away.

Shopping amenities can be found nearby in Istead Rise, Gravesend and Meopham and there is also Bluewater Shopping Centre with easy reach.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BROOKSIDE ROAD

ISTEAD RISE

- Three/Four Bedrooms
- Impressive Extended Detached House
- Sought After Location
- Two Reception Rooms
- Modern Kitchen
- Large Plot
- Driveway For Ample Parking
- Rear Garden
- Well Presented Throughout

