



**Price**  
**£385,000**

**Freehold**

3x  1x  1x 

**Station Road, Meopham,  
Kent, DA13**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Incredible extensions transforming size of the home
- Trendy décor throughout with impeccable finishes
- Close walk to Meopham Station
- Entertainment paradise with open plan layout to ground floor
- Manageable rear garden with built in seating area

## Accommodation

### GROUND FLOOR

- Lounge: 21'7 x 10'10 (6.58m x 3.30m)
- Kitchen/Dining Area: (L-shaped) 9'11 x 7'5 (3.02m x 2.26m) plus 9'3 x 9'0 (2.82m x 2.75m)
- Cloakroom: 5'0 x 2'8 (1.53m x 0.81m)

### SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 1: 10'10 x 10'2 (3.30m x 3.10m)
- Bedroom 3: 8'9 x 6'11 (2.67m x 2.11m)
- Bathroom: 7'11 x 5'5 (2.41m x 1.65m)

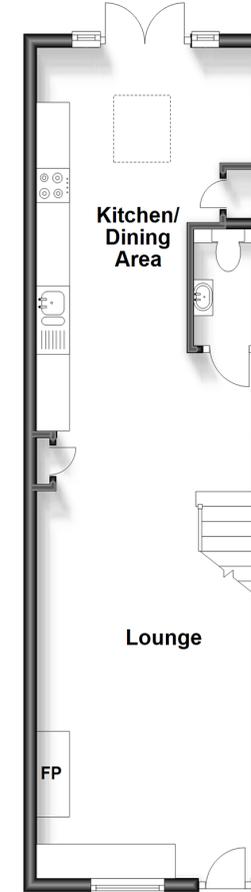
### SECOND FLOOR

- Bedroom 2: 11'2 x 10'2 (3.41m x 3.10m)

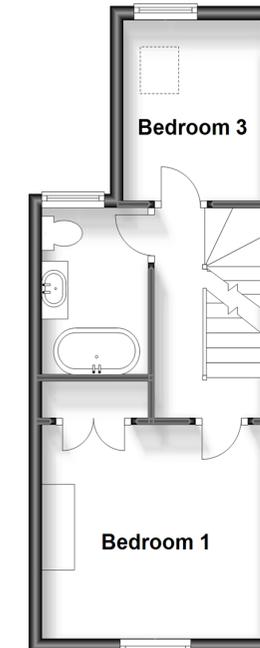
### OUTSIDE

- Courtyard Garden

**Ground Floor**  
Approx. 40.6 sq. metres (437.4 sq. feet)



**Split Level First Floor**  
Approx. 26.9 sq. metres (289.3 sq. feet)



**Second Floor**  
Approx. 12.9 sq. metres (138.8 sq. feet)



**Call Meopham - 01474 813100 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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