



**Price**  
**£480,000**

**Freehold**

4x  2x  1x 

**Edmund Close,  
Meopham, Kent, DA13**

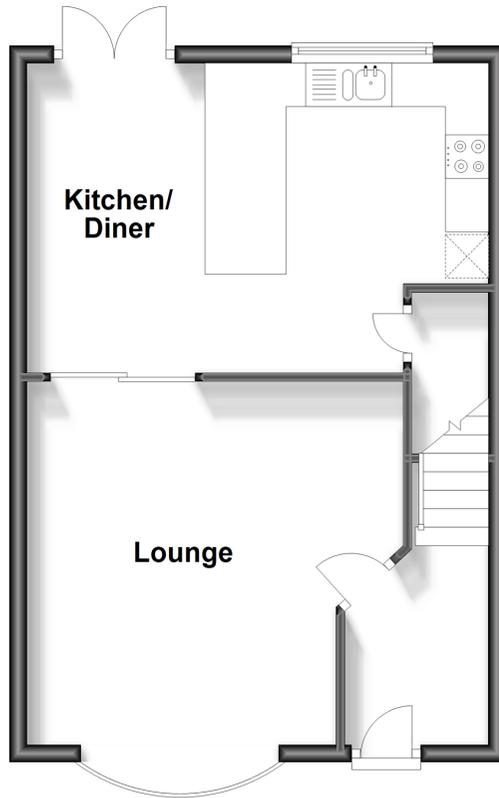
**OVER 60?**

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

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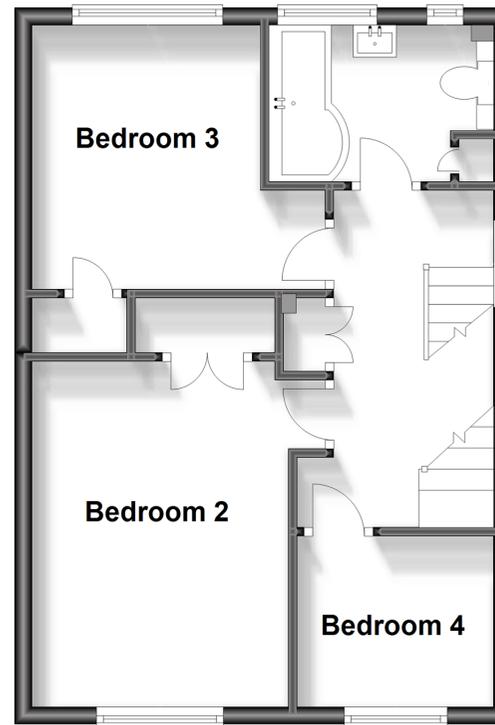
## Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



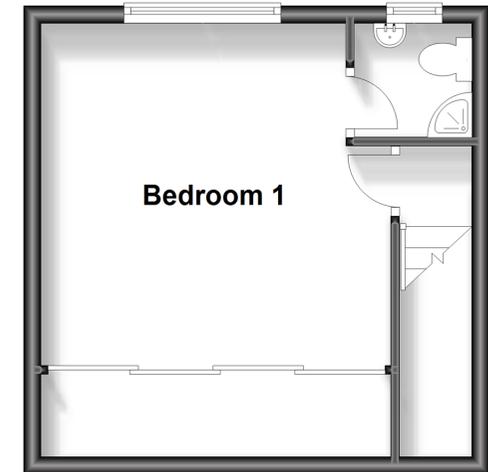
## First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



## Second Floor

Approx. 24.9 sq. metres (268.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 8'0 x 5'5 (2.44m x 1.65m)  
Lounge: 14'10 x 14'3 (4.52m x 4.35m)  
Kitchen/Diner: 17'7 x 11'8 (5.36m x 3.56m)

### FIRST FLOOR

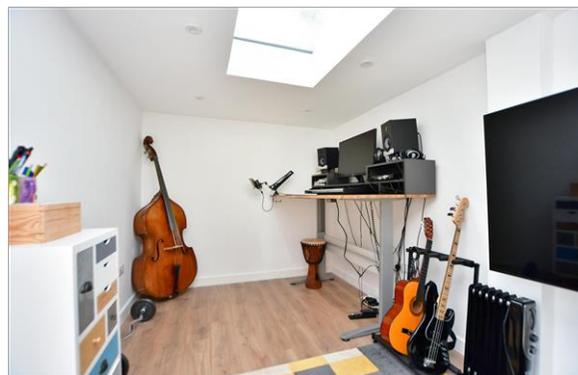
Landing  
Bedroom 2: 13'6 x 11'2 (4.12m x 3.41m)  
Bedroom 3: 11'1 x 11'0 (3.38m x 3.36m)  
Bedroom 4: 7'5 x 6'6 (2.26m x 1.98m)  
Bathroom: 8'10 x 5'9 (2.69m x 1.75m)

### SECOND FLOOR

Landing  
Bedroom 1: 15'3 x 13'8 (4.65m x 4.17m)  
Ensuite Shower Room: 5'1 x 4'2 (1.55m x 1.27m)

### OUTSIDE

Driveway  
Front Garden  
Rear Garden  
Outbuilding/Office: 15'9 x 8'2 (4.80m x 2.49m)



## Main features

- Enclosed private garden with sunny aspect
- Converted garage, ideal for a home office
- Within walking distance to Meopham Station and local amenities
- Peaceful and safe cul-de-sac location
- Highly recommended primary and secondary schools close by



### Nearest Schools

Primary: Meopham Community Primary 0.7 miles, Istead Rise Primary 1.3 miles, Langafel C of E Voluntary Controlled Primary 1.8 miles  
Secondary: Mayfield Grammar 4.5 miles, Gravesend Grammar 5.9 miles, Meopham School 1.1 miles



### Transport Information

Train Stations: Meopham 0.1 miles, Sole Street 0.8 miles, Longfield 2.6 miles



### Address

Edmund Close, Meopham, Kent, DA13



### Directions

For directions to this property please contact us.



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Call Meopham Branch 01474 813100 ■ [wardsofkent.co.uk](http://wardsofkent.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.



13324701/20231013/SB/KD