



**Price**  
**£780,000**

**Freehold**

4x  1x  2x 

**Wrotham Road, Istead  
Rise, Kent, DA13**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Phenomenal size rear garden with large patio, ideal for entertaining
- Plenty of parking with double garage and spacious driveway
- Superb potential to extend (subject to the usual planning consents)
- Close to Istead Rise amenities
- Easy access to A2/M2 & M25 road links

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Cloakroom: 5'4 x 2'7 (1.63m x 0.79m)  
Lounge: 17'10 x 15'10 (5.44m x 4.83m) plus 10'6 x 1'6 (3.20m x 0.46m)  
Dining Room: 11'8 x 10'4 (3.56m x 3.15m)  
Kitchen: 11'8 x 11'2 (3.56m x 3.41m)

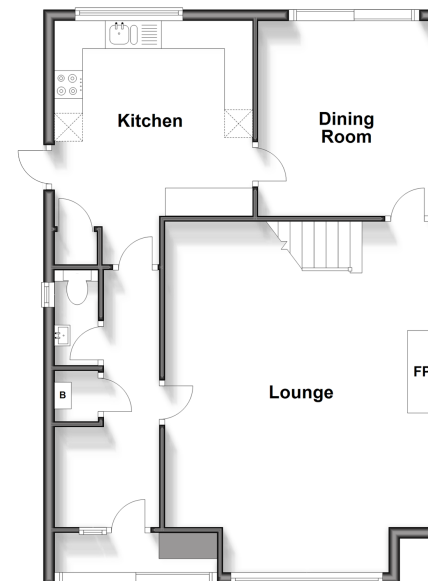
### FIRST FLOOR

Landing  
Bedroom 1: 14'10 x 13'3 (4.52m x 4.04m)  
Bedroom 2: 13'4 x 11'10 (4.07m x 3.61m)  
Bedroom 3: 11'11 x 8'8 (3.63m x 2.64m)  
Bedroom 4: 8'9 x 8'8 (2.67m x 2.64m)  
Bathroom: 8'10 x 5'3 (2.69m x 1.60m)

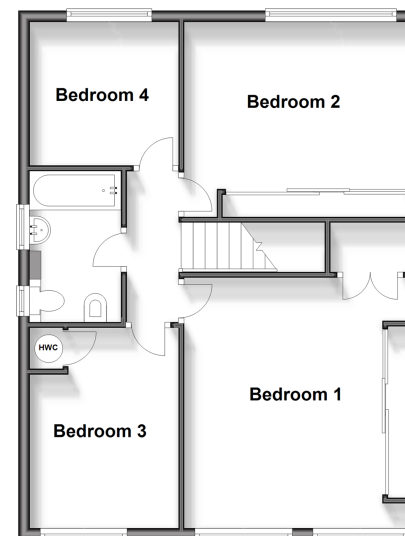
### OUTSIDE

Double Garage  
Driveway  
Front Garden  
Large Rear Garden  
Conservatory (External Access): 11'3 x 8'1 (3.43m x 2.47m)

**Ground Floor**  
Approx. 66.7 sq. metres (717.8 sq. feet)



**First Floor**  
Approx. 61.8 sq. metres (665.7 sq. feet)



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



13324897/20240201/DF/DF