



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**The Street, Cobham,  
Kent, DA12**

**OVER 60?**

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

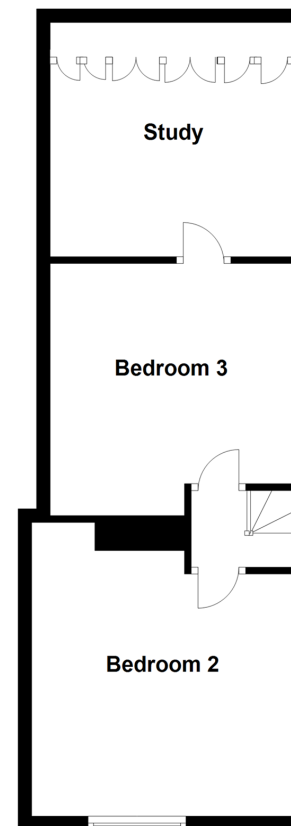


**Video Tour available**

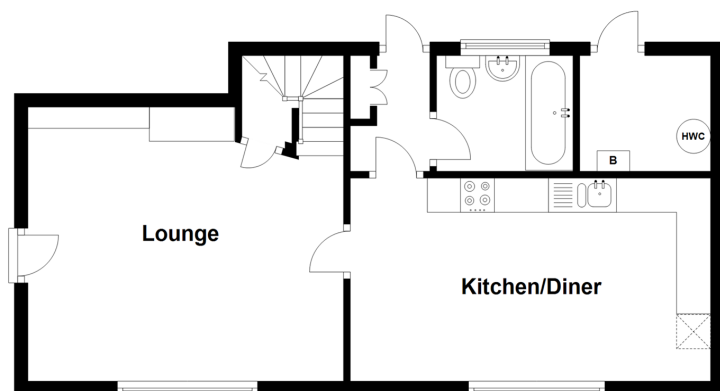
**Wards**  
Helping you move forwards



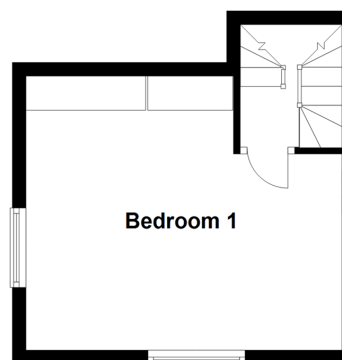
**Second Floor**  
Approx. 42.7 sq. metres (459.4 sq. feet)



**Ground Floor**  
Approx. 45.6 sq. metres (490.5 sq. feet)



**First Floor**  
Approx. 19.8 sq. metres (213.0 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 15'0 x 11'10 (4.58m x 3.61m)  
Kitchen/Diner: 16'0 x 9'7 (4.88m x 2.92m)  
Bathroom: 6'7 x 5'6 (2.01m x 1.68m)  
Rear Lobby

### FIRST FLOOR

Landing  
Bedroom 1: (L-shaped) 15'3 x 9'6 (4.65m x 2.90m) plus 9'1 x 2'6 (2.77m x 0.76m)

### SECOND FLOOR

Landing  
Bedroom 2: (L-shaped) 12'3 x 11'8 (3.74m x 3.56m) plus 2'7 x 1'6 (0.79m x 0.46m)  
Bedroom 3: 11'8 x 9'4 up to fitted wardrobes (3.56m x 2.85m)  
Study: (L-shaped) 11'7 x 10'6 (3.53m x 3.20m) plus 7'4 x 1'9 (2.24m x 0.53m)

### OUTSIDE

Front Courtyard Garden  
Rear Courtyard Garden  
2 Parking Spaces



## Main features

- Incredible character features and stunning Victorian windows
- Exciting buy-to-let investment oozing charm
- Walking distance to popular Cobham Primary School
- Legal right to park 2 vehicles in private drive
- Short drive to Sole Street Station & Ebbsfleet International



### Nearest Schools

Primary Schools: Cobham Primary 0.1 miles, Singlewell Primary 1.6 miles, Meopham Community Primary 2.0 miles  
Secondary Schools: Cobham Hall 0.6 miles, Gravesend Grammar School 4.7 miles, Thamesview School 2.1 miles



### Transport Information

Train Stations: Sole Street 1.0 miles, Meopham 1.6 miles, Cuxton 2.8 miles



### Address

The Street, Cobham, Kent, DA12



### Directions

For directions to this property please contact us.





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



- This property is not standard construction which could affect mortgage lending, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Flying freehold affects part of this property, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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