



Milroy Avenue

Northfleet | Kent | DA11 7AZ



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Northfleet, Kent, DA11 7AZ

Guide Price £400,000 - £425,000

Freehold

This extended bay fronted three-bedroom house comes with two bathrooms, drive to front, conservatory, large rear garden and garage. One not to be missed!!

Benefitting from:

- Total Square Footage: 1322.8 Sq. Ft.
- Entrance Hall
- Through Lounge/Diner
- 18' L-Shaped Modern Kitchen
- 17' Double Glazed Conservatory
- Ground Floor Shower Room
- First Floor Bathroom
- Approx 80' Rear Garden
- Driveway for 2 Cars to front.
- Detached Garage to Rear
- Viewing Recommended
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall: Entrance door. Laminate wood flooring. Radiator. Staircase to first floor. Under-stairs storage cupboard. Doors to: -

GF Shower Room: 1.93m x 1.24m (6'4" x 4'1") Suite comprising tiled shower cubicle. Vanity wash hand basin. Low level w.c. Heated towel rail. Extractor fan. Tiled flooring.

Lounge/Diner: 7.98 (26'2") m x 3.05 (10') m < 3.68 (12'1") m Double glazed window to front. Two radiators. Feature fireplace with electric fire. Double doors to: -

Kitchen: 5.5 (18'1") m x 3.25 (10'8") m (> 1.75 (5'9") m) Double glazed window to rear. Double glazed doors to conservatory. Modern fitted wall and base units with roll top work surface over. Built-in double oven and hob with extractor hood over. Single drainer sink unit with mixer tap. Tiled splash backs. Radiator. Inset spotlights.

Conservatory: 5.2m x 2.41m (17'1" x 7'11") Double glazed window to rear. Integrated fridge and freezer. Vinyl flooring.

First Floor Landing: Access to half boarded loft via retractable ladder. Carpet. Doors to: -

Bedroom 1: 3.73m x 3.3m (12'3" x 10'10") Double glazed window to rear. Radiator. Built-in cupboard housing gas fired central heating boiler. Carpet.

Bedroom 2: 3.94m x 3.3m (12'11" x 10'10") Double glazed bay window to front. Radiator. Carpet.

Bedroom 3: 2.34m x 2m (7'8" x 6'7") Double glazed window to front. Radiator. Carpet.

Bathroom: 2.08m x 1.8m (6'10" x 5'11") Frosted double glazed window to rear. Modern suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level w.c. Radiator. Tiled walls. Tiled flooring. Inset spotlights.





Exterior

Rear Garden: Approx. 80ft: Paved patio area. Mainly laid to lawn. Decked seating area. Off road parking to side of garage. Outside tap.

Garage: 19'0 x 9'6: Detached to rear. Up and over door. Supplied with power and light. Approached via row at rear.

Parking: Block paved driveway to front for two cars.

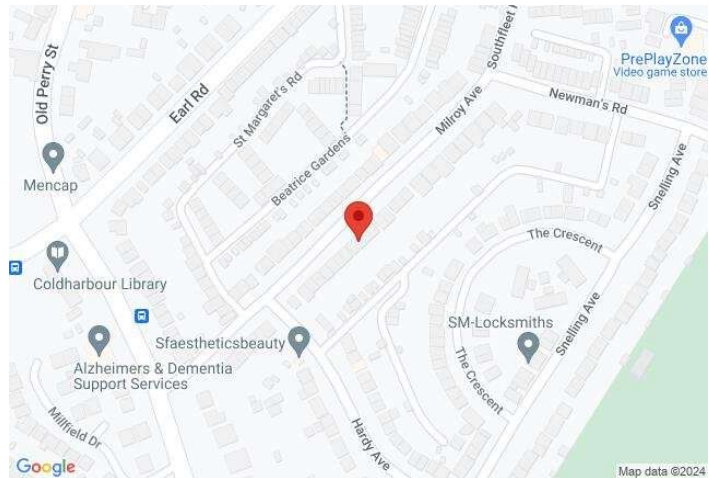
Additional Information

Perry Street is within close proximity to schools, bus routes to town centre and mainline stations featuring links to London in as little as 22 minutes. There are superstores within easy reach along with all local shops and sports centre. The Bluewater shopping centre is approximately 10 minutes by car.

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Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



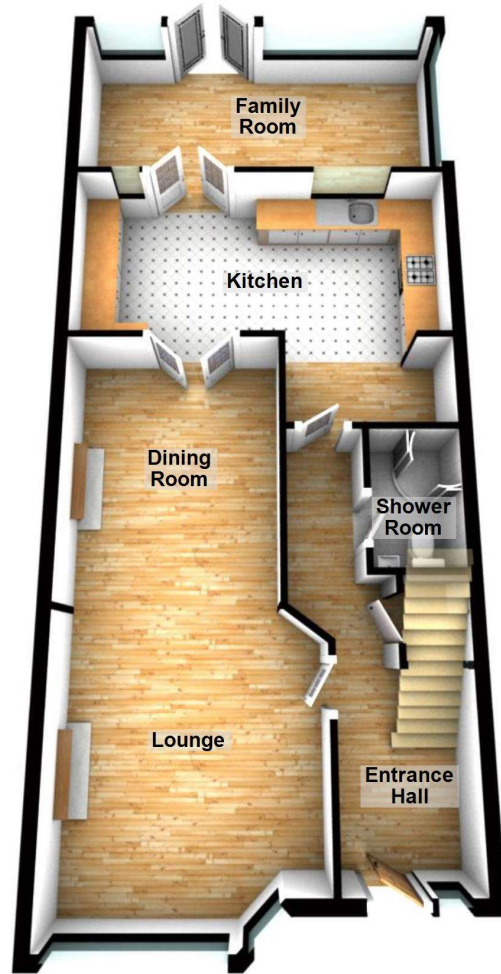
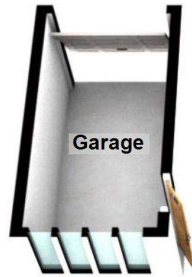
(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Andy Plaistowe - Branch Partner
 01474 333111
 Robinson Michael & Jackson
 21A & B King Street,
 Gravesend,
 DA12 2EB
gravesend@robinson-jackson.com



Ground Floor
Approx. 881.2 sq. feet



First Floor
Approx. 441.6 sq. feet



Total area: approx. 1322.8 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.

