



New House Lane

Gravesend | Kent | DA11 7LP



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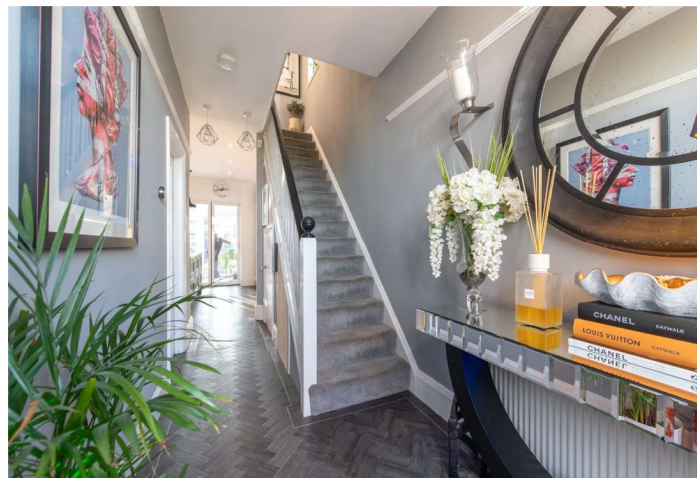
£400,000 to £425,000

Freehold

This recently refurbished 3 bedroom semi-detached period home offers immaculate presentation & spacious living throughout. Benefitting from an double driveway to front. Viewing recommended.

Benefitting from:

- Walking Distance to Gravesend Train Station
- Immaculately Presented Throughout
- Ground floor Cloakroom
- Family Bathroom & En-suite
- Conservatory
- Landscaped Rear Garden
- Double Driveway to Front
- Extremely High Finishes Throughout
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall: 2.36m x 1.73m (7'9" x 5'8") Double glazed entrance door into hallway. Double glazed window to front. Amtico herringbone flooring. Radiator. Stairs to first floor. Doors to:-

GF Cloakroom: 1.65m x 0.9m (5'5" x 2'11") Double glazed frosted window to side. Amtico herringbone flooring. High cistern w.c. Vanity sink unit with storage under. Feature wallpaper.

Lounge: 4.57m x 3.3m (15' x 10'10") Double glazed window to front with bespoke blinds to remain. Radiator. Electric fireplace to stay.

Conservatory: 4.24m x 1.9m (13'11" x 6'3") Double glazed frosted door to rear. Heat reducing window film in conservatory. Wall and base units with quartz work surface over. Access to ground floor w.c.

Kitchen: 4.5m x 4.04m (14'9" x 13'3") Double glazed bi folding doors to rear. Bi fold doors to conservatory (to allow you to open up the space fully between each). Wall and base units with quartz work surfaces over & backsplash. Central island with quartz work surface over and built-in wine fridge. Sink and drainer unit with mixer tap over & independent hot tap. Integrated double oven. Integrated fridge freezer. Integrated washing machine. Space for appliances. Log burner. Spotlights. Amtico herringbone flooring.

First Floor Landing: 2.5m x 1.73m (8'2" x 5'8") Doors to:-

Bedroom 1: 3.66m x 3m (12' x 9'10") Double glazed window to front with bespoke shutters to remain. Spotlights. Pendant lighting. Built-in wardrobes. Fireplace feature. Window above door with privacy film to exclude light.

Bedroom 2: 3.96m x 2.13m (13' x 7') Double glazed window to rear with bespoke shutters to remain. Radiator. Built-in wardrobes. Carpet. Window above door with privacy film to exclude light. Access to:-

En-suite: 1.85m x 0.86m (6'1" x 2'10") Suite comprising shower with glass door. Vanity sink unit with storage under.





Low level w.c. Heated towel rail. Tiled floor. Tiled walls. Spotlights.

Bedroom 3: 2.54m x 1.7m (8'4" x 5'7") Double glazed window to front with bespoke shutters. Radiator. Carpet. Window above door with privacy film to exclude light.

Bathroom: 2.3m x 1.7m (7'7" x 5'7") Double glazed frosted window to rear. Suite comprising Freestanding tub. Walk-in shower with glass divider. Vanity sink unit with storage under. Low level w.c. Heated towel rail. Tiled walls. Tiled flooring. Spotlights.

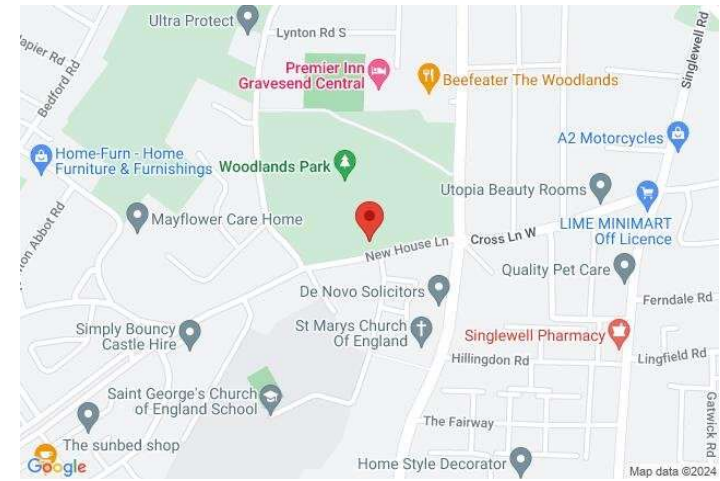
Exterior

Rear Garden: Patio area. Laid to lawn section. Side pedestrian access. Feature wood panelling to side. Outside mains powered lighting to garden planting. Outside light. Outside tap. Shed to remain supplied with power and light on separate fuse board. Gazebo 3m x 3m with curtaining (less than a year old).

Parking: Double driveway to front.

Agents Note:





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.

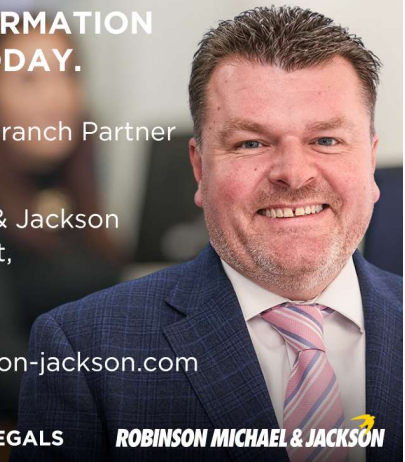
Location



(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



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