



ROBINSON  
MICHAEL  
& JACKSON  
LOCAL OFFICE  
01474 353111  
FOR SALE

# Leander Drive

Gravesend | Kent | DA12 4NE





# Leander Drive

Gravesend, Kent, DA12 4NE

OIEO £425,000

Freehold

Situated in the desired Riverview Park area is this stunning 3-bedroom semi-detached home that has been renovated to the highest standard throughout. Benefits from garage & new driveway.

## Benefitting from:

- Total Square Footage: 954.0 Sq. Ft.
- Sought After Residential Area
- Recently Renovated to a Very High Standard Throughout
- Recently Laid Driveway to Front and Side
- Garage
- Brand New Central Heating System
- Brand New Windows and Doors Throughout
- Spacious Rear Garden with New Indian Sandstone Patio
- Re-Wired
- Council Tax: D
- EPC Rating: C





## Accommodation

**Entrance Hall:** 1.8m x 1.27m (5'11" x 4'2") Entrance door into hallway. Porcelain tiled flooring. Under-floor heating through entire ground floor. Radiator. Stairs to first floor.

**GF W.C.:** 1.55m x 0.9m (5'1" x 2'11") Low level w.c. Wash hand basin. Feature wood wall. Spotlights on sensor. Porcelain tiled flooring.

**Open Plan Lounge, Kitchen, Diner:** - 7.26m x 6m (23'10" x 19'8") Double glazed box bay window to front with bespoke shutters to remain. Double glazed bi-folding doors to rear. Wall and base units with mirrored glass backsplash. Sink and drainer unit with mixer tap over. Instant hot water tap and filtered water. Integrated fridge freezer, dishwasher, washing machine & tumble dryer. Built-in oven & microwave combi oven. Central Island with countertop over. Five ring electric hob and rising extractor fan over island. Breakfast seating area. Built-in coffee station, bar & wine cooler to remain. Porcelain tiled flooring. Media wall with inset lighting (Fits 75-inch TV).

**First Floor Landing:** 2.13m x 1.8m (7' x 5'11") Double glazed window to side with bespoke shutter to remain. Loft hatch into loft housing boiler. Carpet. Spotlights. Doors to:

**Bedroom 1:** 4.37m x 4m (14'4" x 13'1") Double glazed box window to front with bespoke shutters to remain. Two pendant light fittings. Radiator. Option for wardrobes to remain at an additional cost. Carpet.

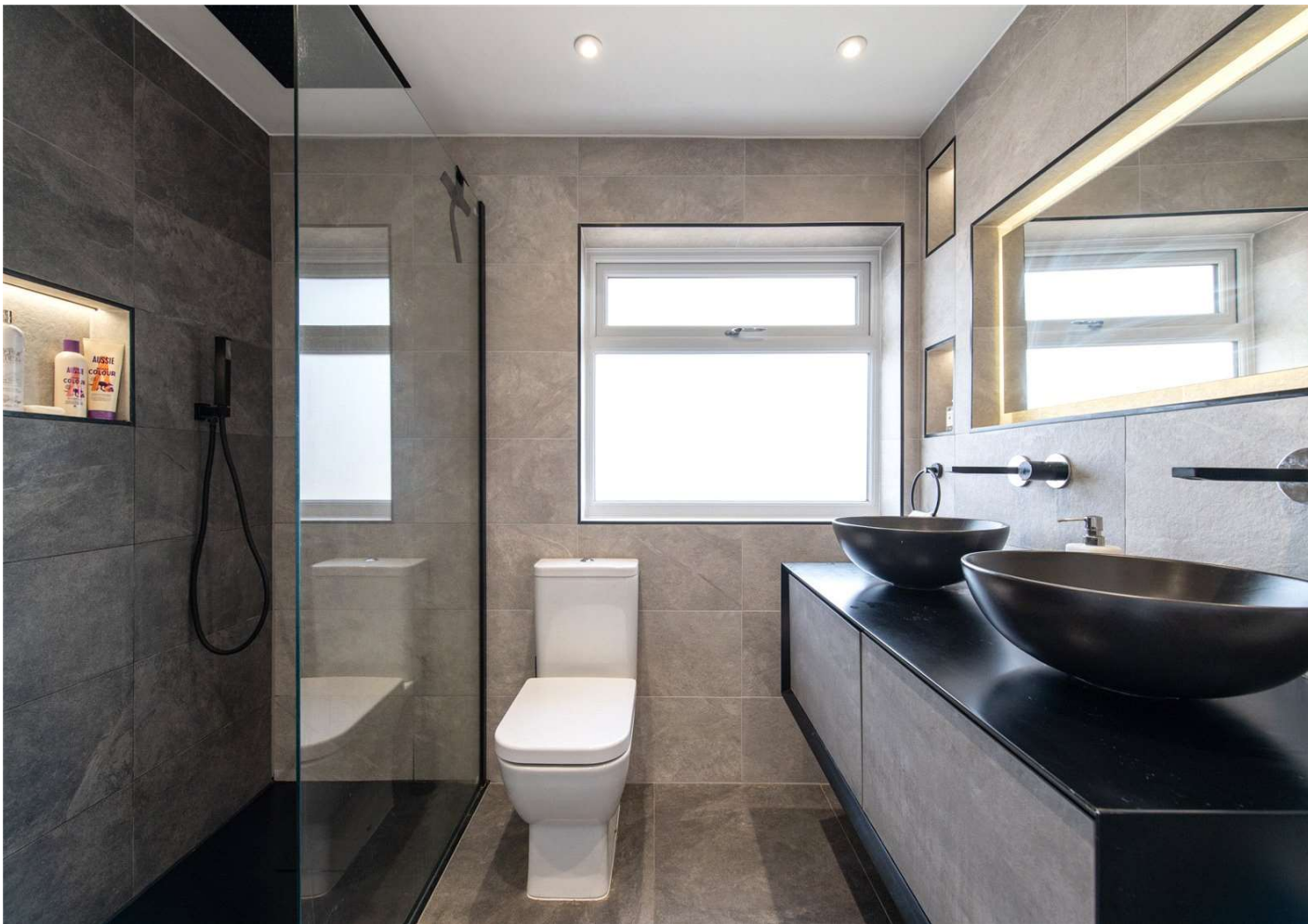
**Bedroom 2:** 4.01m x 2.62m (13'2" x 8'7") Double glazed window to rear with bespoke shutter to remain. Radiator. Bespoke panelled wall. Two bespoke pendant lighting with option for fitting to remain at additional cost. Carpet.

**Bedroom 3:** 2.95m x 2.26m (9'8" x 7'5") Double glazed window to front with bespoke shutters to remain. Carpet.

**Bathroom:** 2.34m x 1.65m (7'8" x 5'5") Double glazed frosted window to rear. Walk-in shower with glass divider with inset waterfall head spray & handheld shower attachment. His & hers vanity basins with storage under. Low level w.c. Inset vanity mirror and storage with feature lighting. Tiled flooring with under-floor heating. Spotlighting.







## Exterior

Rear Garden: Approx. 50ft x 50ft: Laid to lawn. Indian sandstone patio. Side pedestrian access.

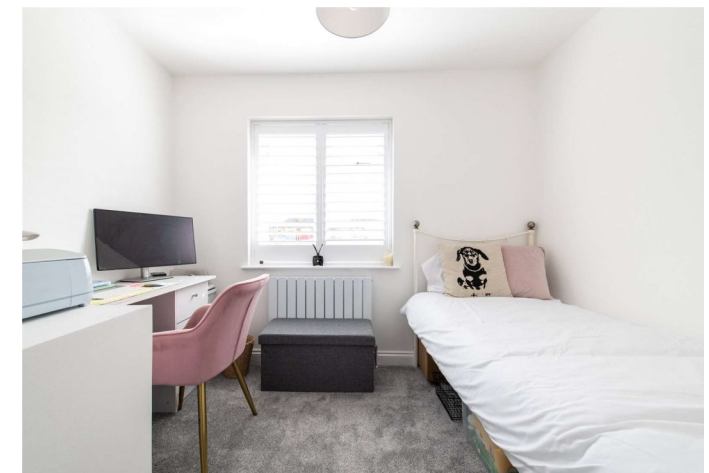
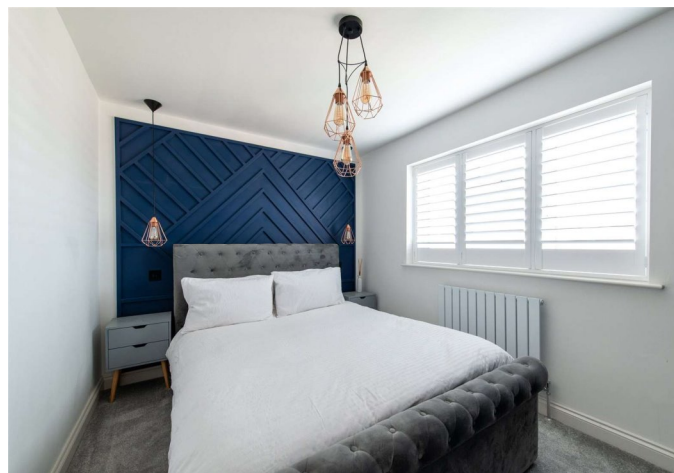
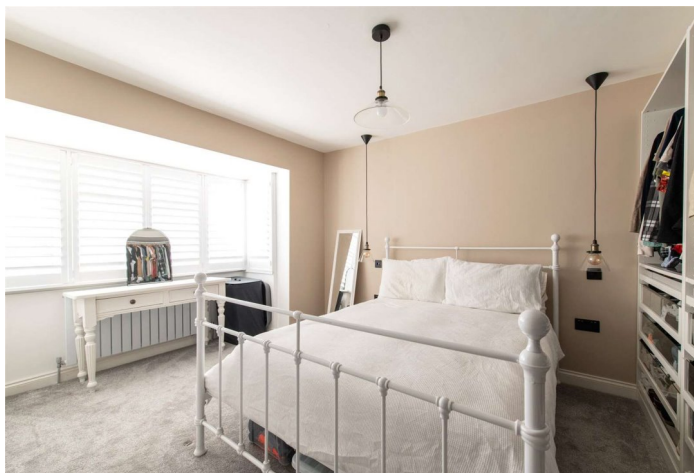
Garage: Up and over door. Supplied with power and light.

## Additional Information

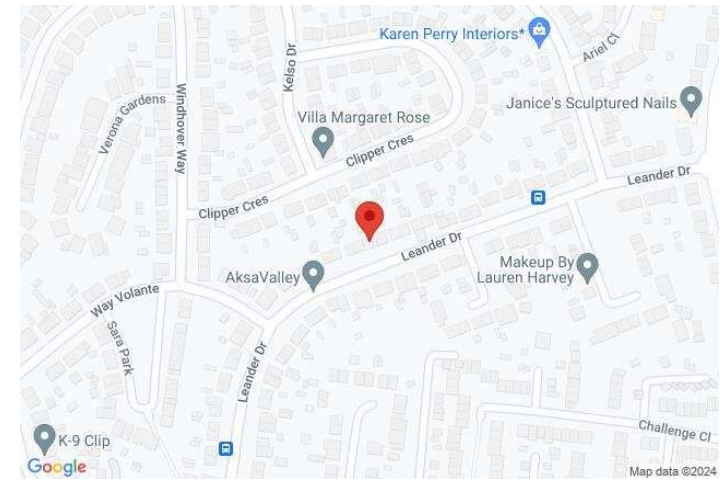
Riverview Park is a sought-after residential area built back in the 1960's. The area is ideally located with schools, shops, Cascades Sports Centre and Southern Valley Golf Club all within walking distance. The A2 motorway is only a short drive away, with great access to London. There are also regular buses into Gravesend Town and British Rail Station offering services to Ebbsfleet International. An ideal area to bring up a young and growing family.

Council Tax - D

EPC Rating - C







## 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](mailto:gravesend@robinson-jackson.com)

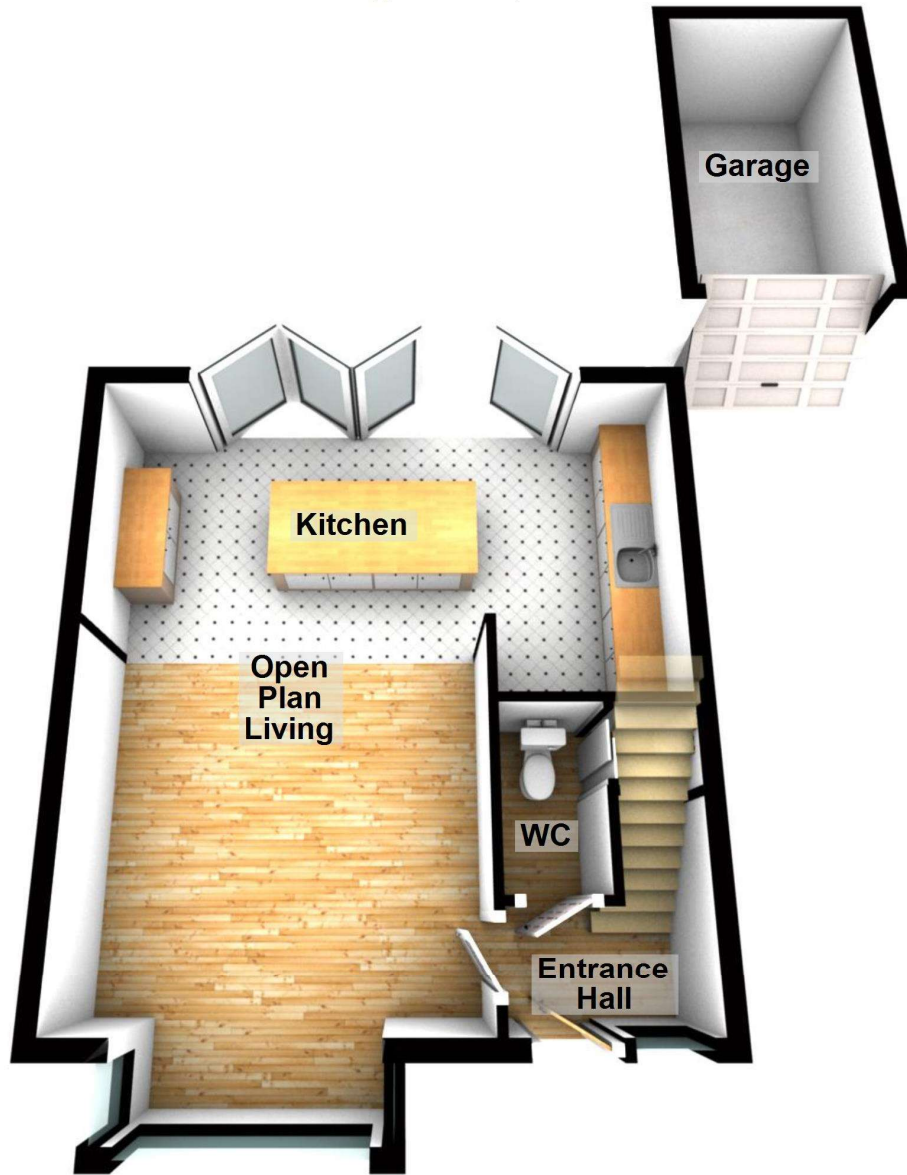


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## Ground Floor

Approx. 523.0 sq. feet



## First Floor

Approx. 431.0 sq. feet



Total area: approx. 954.0 sq. feet

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Plan produced using PlanUp.



