



Cross Lane West | Gravesend, Kent, DA11 7PY



Offers in excess of £280,000 Freehold

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## Cross Lane West, Gravesend

Situated in a popular location near the desired Echo Court and Singlewell Road is this well presented two double bedroom, two bathroom mid terraced residence.

### Property Features

- Two Double Bedrooms
- Open Plan Living
- Two Bathrooms
- New Boiler within last 5 Years
- Low Maintenance Rear Garden
- Walking Distance to Mainline Station



## Interior

**Entrance Hall:** 2.54m x 0.9m (8'4" x 2'11") Entrance door into hallway. Laminate flooring. Radiator. Doors to:-

**Lounge:** 2.84m x 3.78m (9'4" x 12'5") Double glazed bay window to front. Laminate flooring. Radiator.

**Dining Room:** 4.1m x 3.86m (13'5" x 12'8") Door to garden. Radiator. Laminate flooring

**Kitchen:** 3.4m x 2.2m (11'2" x 7'3") Door to garden. Double glazed window to side. Wall and base units with roll top work surface over. Stainless steel extractor fan. Stainless steel sink unit with mixer tap. Wall mounted boiler. Tiled flooring. Radiator.

**GF Shower Room:** 2.26m x 0.81m (7'5" x 2'8") Double glazed frosted window to rear. Suite comprising walk-in shower with tiled surround. Vanity wash hand basin. Low level w.c. Tiled walls. Tiled flooring.

**First Floor Landing:** 4.1m x 1.45m (13'5" x 4'9") Carpet. Loft access with pull down ladder. Radiator. Doors to:-

**Bedroom 1:** 3.89m x 2.95m (12'9" x 9'8") Two double glazed windows to front. Radiator. Built-in storage. Laminate flooring.

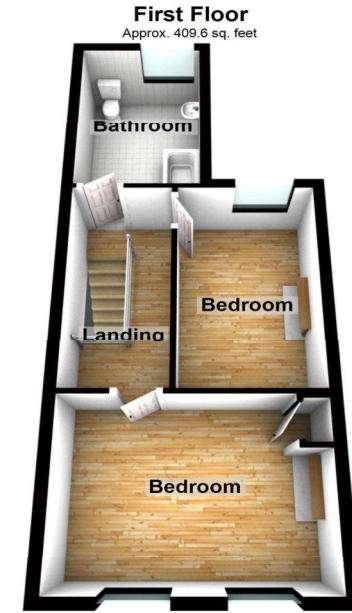
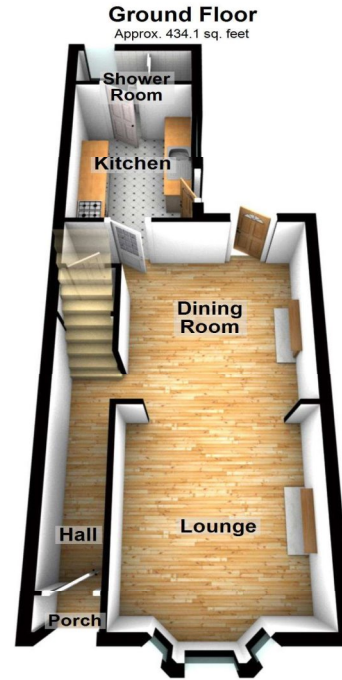
**Bedroom 2:** 4.1m x 2.29m (13'5" x 7'6") Double glazed window to rear. Radiator. Laminate flooring.

**Bathroom:** 3.38m x 2.16m (11'1" x 7'1") Double glazed window to rear. Suite comprising panelled bath with shower over. Vanity sink unit with tiled splash back. Low level w.c. Tiled flooring. Heated towel rail.

## Exterior

**Rear Garden:** Approx. 52ft: Patio area. Shed to remain. Rear pedestrian access.

**Parking:** Permit parking between 1.00pm - 2.00pm.



Total area: approx. 843.7 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.





## Property Location

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## Additional Information

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College.

**FOR MORE INFORMATION CONTACT US TODAY.**

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