



Park Avenue

Gravesend | Kent | DA12 1NS



Park Avenue

Gravesend, Kent, DA12 1NS

Offers in excess of £475,000
Freehold

Located on the desired residential road of Park Avenue, within close proximity to the town centre is this rarely available 2 double bedroom detached bungalow with an integral garage and driveway!

Benefitting from:

- Sought After Residential Area
- Rarely Available
- Two Double Bedrooms
- Garage and Driveway
- Potential for Extension Subject to Necessary Planning
- Walking Distance to Gravesend Mainline Station
- Close Proximity to all Local Amenities
- Council Tax: D
- EPC Rating: C



Accommodation

Entrance Hall 3.45m x 2.97m (11'4" x 9'9")
Laminate wood floor. Radiator. Storage cupboard and cupboard housing boiler. Access to part boarded loft via retractable ladder.

Living Room 4.72m x 4.06m (15'6" x 13'4")
Double glazed window to front. Radiator. Carpet. Fireplace.

Dining Room 4.22m x 2.34m (13'10" x 7'8")
Double glazed sliding door to rear. Double glazed window to rear. Two radiators. Laminate wood floor.

Kitchen 3.2m x 2.51m (10'6" x 8'3") Double glazed window to rear. Modern fitted wall and base units. Work surfaces. Sink with mixer tap. Built in oven, four ring hob, extractor and microwave. Space for appliances. Storage cupboard. Exposed brick archway to dining room.

Bedroom 1 4.06m x 3.15m (13'4" x 10'4")
Double glazed windows to side and rear. Carpet. Two built in wardrobes. Radiator.

Bedroom 2 3.43m x 2.64m (11'3" x 8'8")
Double glazed window to front. Radiator. Carpet. Built in wardrobes.

Shower Room 2.5m x 2.4m (8'2" x 7'10")
Double glazed frosted window to side. Heated towel rail. Walk in tiled shower cubicle. Tiled walls. Vanity wash hand basin with storage under. Tiled floor. Low level w.c.





Exterior

Rear Garden: Approx 40' x 27' Patio area. Laid to Astro turf. Side access.

Front Garden. Laid to Astro Turf

Garage/Parking. Integral garage (15'7 x 8'0) via own driveway. Electric door.

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. There is an excellent rail service for commuters to London with the high-speed train into London St. Pancras in 22 minutes, Stratford in 17 minutes, and from Ebbsfleet to Paris in 2 hours.

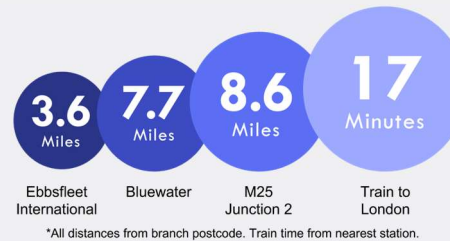




Important Notice

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,
Kent DA12 2EB

gravesend@robinson-jackson.com

SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 991.9 sq. feet



Total area: approx. 991.9 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.

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