



Cross Lane East | Gravesend, Kent, DA12 5HD



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Guide Price £325,000 - £350,000

Freehold

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## Cross Lane East, Gravesend

Situated in a popular location near the desired Echo Square and Singlewell Road is this well presented three double bedroom mid terraced residence. Call now to view!

### Property Features

- Three Double Bedrooms
- Open Plan Lounge/ Diner
- Low Maintenance Rear Garden
- Walking Distance to Mainline Station
- Utility Room
- Sought After Location
- Walking Distance to Gravesend Station
- Council Tax Band C
- EPC Rating E





## Interior

**Entrance Hall** Entrance door. Tiled floor. Radiator, Staircase to first floor. Door to lounge.

**Lounge/Diner** 3.4 (11'2") m x 3.18 (10'5") m plus 3.68 (12'1") m x 2.54 (8'4") m Double glazed bay window to front. Vinyl flooring. Radiator. Gas fire. Double glazed window to rear.

**Kitchen** 5.4m x 2.44m (17'9" x 8') Double glazed window to side. Fitted wall and base units. Built in oven, hob and extractor. Space for appliances. Tiled walls. Laminate wood flooring. Radiator. Door to garden.

**Utility Room** Frosted double glazed window to rear. Laminate wood flooring. Tiled walls.

**Landing** Access to part boarded loft.

**Bedroom 1** 4.17m x 3.43m (13'8" x 11'3") Double glazed bay window to front. Radiator. Carpet. Built in wardrobes.

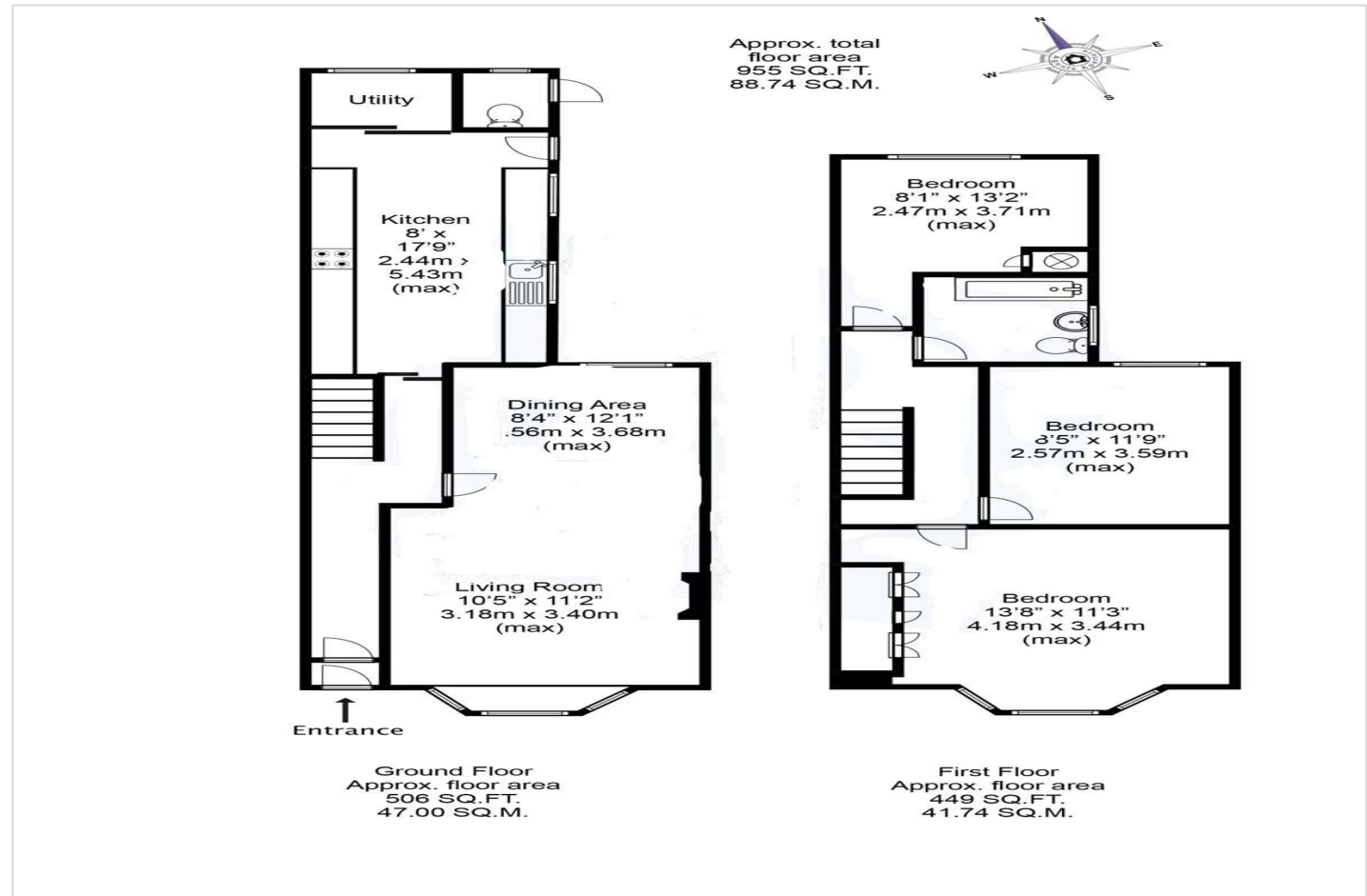
**Bedroom 2** 3.58m x 2.57m (11'9" x 8'5") Double glazed window to rear. Vinyl flooring. Radiator.

**Bedroom 3** 4.01m x 2.46m (13'2" x 8'1") Double glazed window to rear. Radiator. Carpet. Cupboard housing gas fired central heating boiler.

**Bathroom** Frosted double glazed window to rear. Corner bath. Wall mounted shower unit. wash hand basin. low level w.c. Laminate flooring. Radiator.

## Exterior

Rear Garden: Approx 40'. Laid to lawn. Paved patio area. Outside w.c. Rear pedestrian access.

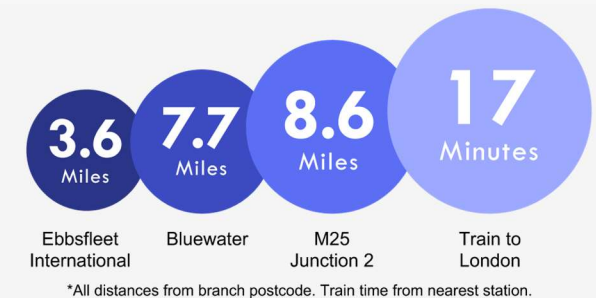






## Property Location

Cross Lane East, Gravesend, Kent, DA12 5HD



## 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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