



The Curlews

Gravesend | Kent | DA12 5QJ



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Gravesend, Kent, DA12 5QJ

£390,000

Freehold

Located in a desired residential, modern cul-de-sac is this well presented, 3 bedroom double fronted detached residence benefitting from both a garage and driveway. Viewing is recommended.

Benefitting from:

- Total Square Footage: 907.4 Sq. Ft.
- New Front Door & Cladding
- 2 Reception Rooms
- Conservatory
- Ground Floor Cloakroom
- Double Fronted Detached House
- Garage and Parking to the Side
- Quiet Residential Cul-De-Sac
- Well, Presented Throughout
- Council Tax: E
- EPC Rating: C



Accommodation

Entrance: Double glazed entrance door into porch. Door into: -

GF Cloakroom: 1.75m x 0.86m (5'9" x 2'10") Double glazed frosted window to front. Radiator. Low level w.c. Wall mounted sink unit. Carpet.

Lounge: 4.85m x 4.06m (15'11" x 13'4") Double glazed window to front. Double glazed door to rear. Two radiators. Carpet.

Dining Room: 3m x 2.3m (9'10" x 7'7") Double glazed window to front. Radiator. Laminate flooring.

Conservatory: 1.78m x 1.42m (5'10" x 4'8") Double glazed window surround. Double glazed door to rear. Laminate flooring.

Kitchen: 4.04m x 3m (13'3" x 9'10") Double glazed window to side. Double glazed door to rear. Wall and base units with work surface over. Tiled back splash. Stainless steel sink unit with mixer tap over. Integrated dishwasher. Space for appliances. Tiled flooring.

First Floor Landing: 3.48m x 3.15m (11'5" x 10'4") Double glazed window to rear. Radiator. Loft hatch. Carpet. Doors to: -

Bedroom 1: 4.11m x 2.87m (13'6" x 9'5") Double glazed window to front. Radiator. Built-in wardrobes with mirrored front. Built-in storage over bed. Carpet.

Bedroom 2: 3.05m x 2.84m (10' x 9'4") Double glazed window to front. Radiator. Built-in wardrobe with mirrored front. Built-in storage cupboard. Carpet.

Bedroom 3: 2.97m x 1.88m (9'9" x 6'2") Double glazed window to rear. Radiator. Carpet. (Currently used as an office).

Bathroom: 1.9m x 1.85m (6'3" x 6'1") Double glazed frosted window to side. Suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level w.c. Radiator. Carpet.





Exterior

Rear Garden: Tiered garden. Patio area. Raised decked section. Greenhouse, shed & summer house to remain. Pond.

Garage and parking for one car to front.

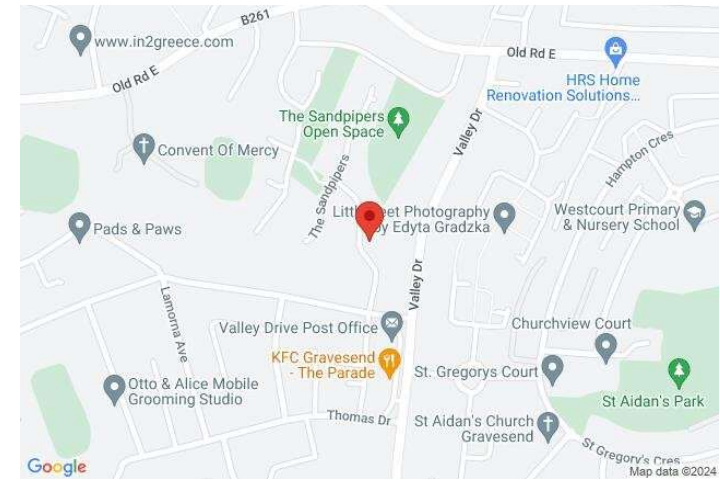
Additional Information

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.

Council Tax - E

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.

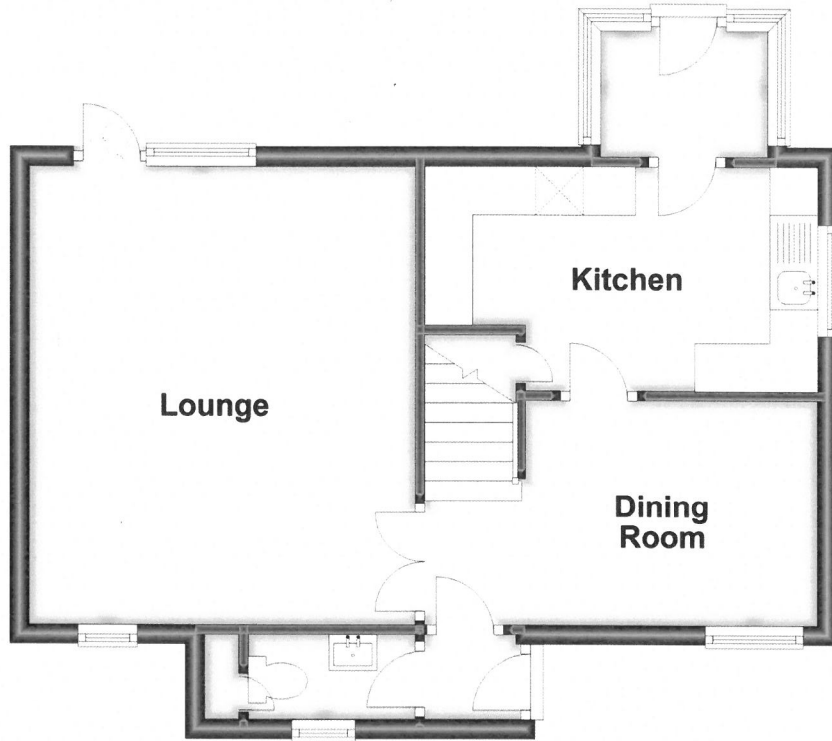
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SALES | MORTGAGES | LEGALS **ROBINSON MICHAEL & JACKSON**

Ground Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)

