



Singlewell Road

Gravesend | Kent | DA11 7PX



Singlewell Road

Gravesend, Kent, DA11 7PX

Guide Price £600,000 - £625,000

Freehold

Located on the prestigious Singlewell Road is this rarely available 4 double bedroom detached family home with an abundance of available of street parking. No chain!

Benefitting from:

- GUIDE PRICE £650,000 - £700,000
- Sought After Road
- Garage and Driveway
- No Forward Chain
- Two Reception Rooms
- Single Storey Rear Extension
- Ground floor Shower Room
- Utility Room
- Ensuite Shower Room
- Approx 65ft Rear Garden
- Council Tax: F
- EPC Rating: D



Accommodation

Entrance Hall: 4.34m x 2.13m (14'3" x 7') Door to porch. Two radiators. Carpet. Doors to: -

Lounge: 4.85m x 4.75m (15'11" x 15'7") Double glazed box bay window to front. Radiator. Gas fireplace to remain. Carpet.

Dining Room: 5.2m x 3.5m (17'1" x 11'6") Single glazed door to conservatory. Two radiators. Wood flooring.

Conservatory: 4.8m x 3.66m (15'9" x 12') Double glazed French door to rear. Skylights. Access into kitchen and dining room. Carpet.

Kitchen: 5.44m x 3.48m (17'10" x 11'5") Double glazed window to side. Wall and base units with roll top worksurface. Sink and drainer unit with mixer tap over. Four ring gas hob. Space for appliances. Radiator. Carpet.

Utility Room: 1.93m x 1.32m (6'4" x 4'4") Door to side. Base units. Sink and drainer unit with mixer tap over. Wall mounted boiler. Door to bathroom. Laminate flooring.

GF Bathroom: 1.93m x 1.83m (6'4" x 6') Double glazed frosted window to side. Suite comprising Walk-in shower with tiled surround. Wash hand basin. Low level w.c. Laminate flooring.

Second Kitchen: Double glazed window to rear. Double glazed door to side garden. Two double units. Space for cooker. Sink and drainer unit. Radiator.

First Floor Landing: 4.7m x 2.7m (15'5" x 8'10") Double glazed window to side. Loft hatch via loft ladder boarded and with Velux window. Radiator. Carpet. Doors to: -

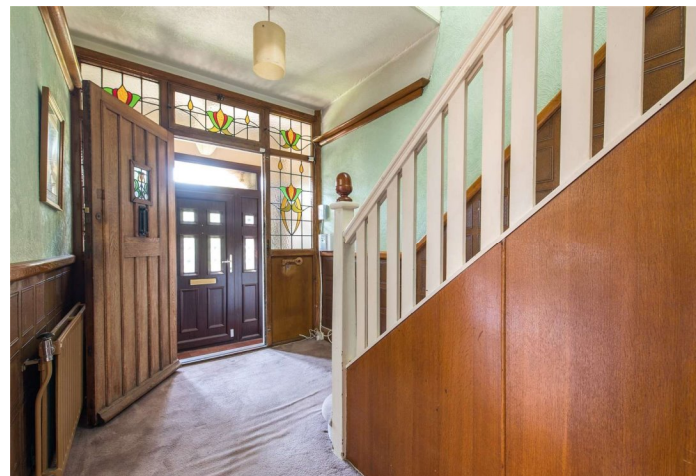
Bedroom 1: 4.8m x 4.01m (15'9" x 13'2") Double glazed box bay window to front. Radiator. Built-in wardrobes. Access to ensuite.

En-suite: 2.54m x 0.84m (8'4" x 2'9") Double glazed frosted window to side. Suite comprising Walk-in shower with tiled surround. Pedestal wash hand basin. Low level w.c. Laminate flooring.

Bedroom 2: 3.96m x 3.53m (13' x 11'7") Double glazed window to rear. Radiator. Built-in cupboard. Carpet.

Bedroom 3: 3.45m x 2.9m (11'4" x 9'6") Double glazed window to rear and side. Radiator. Carpet.

Bedroom 4: 2.72m x 2.57m (8'11" x 8'5") Double glazed window to front. Radiator. Carpet.





Bathroom: 2.57m x 1.78m (8'5" x 5'10") Double glazed frosted window to side. Suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level w.c. Built-in cupboard housing hot water tank. Tiled walls. Carpet.

Exterior

Rear Garden: Approx. 65ft: Raised decking. Laid to lawn.

Garage & Parking: Drive through garage. Driveway for three vehicles to front.

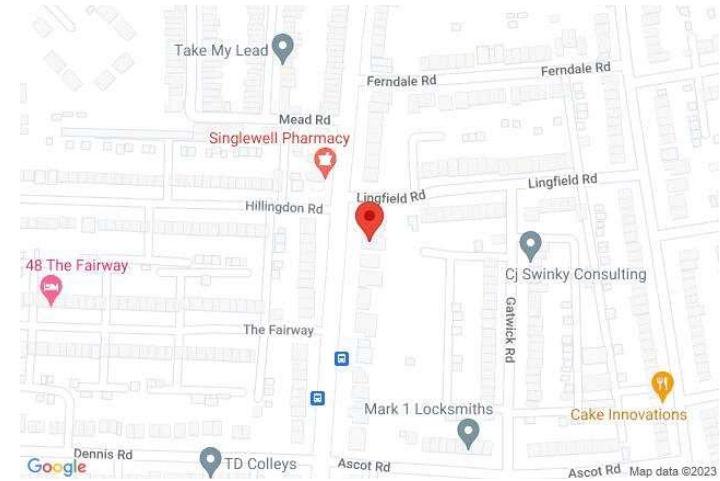
Additional Information

Singlewell Road is a popular residential road situated on the outskirts of Gravesend and is one of the most sought-after locations in the town. Local schools are within close proximity along with Mid Kent Golf Club which is within walking distance.

Council Tax - F

EPC Rating - D





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



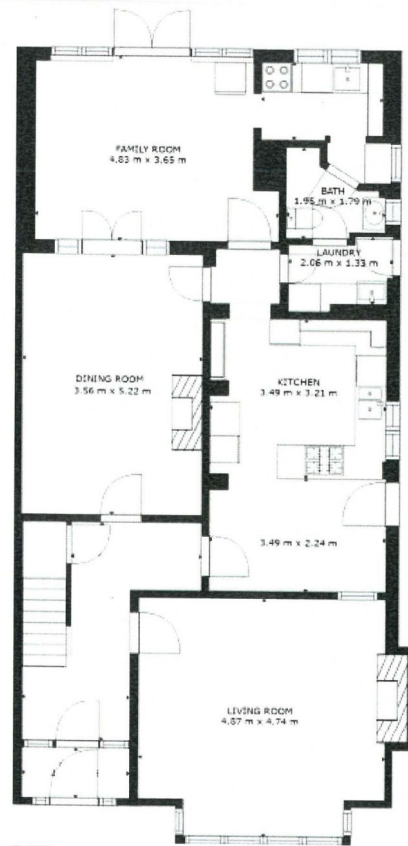
(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

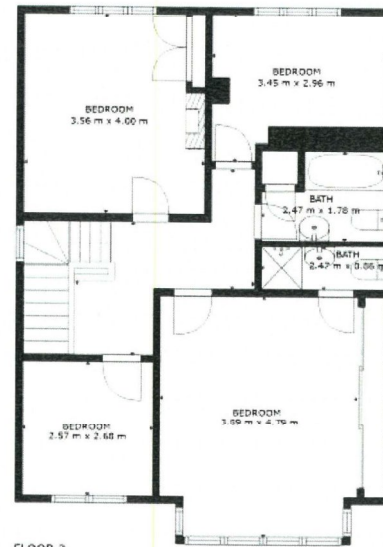
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ROBINSON MICHAEL & JACKSON



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 108 m², FLOOR 2: 72 m²
 TOTAL: 180 m²

SIZES FOR DIFFERENCES ARE APPROXIMATE. ACTUAL MAY VARY.

