



Warren Road

Southfleet | Gravesend | DA13 9NT



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Southfleet, Gravesend, DA13 9NT

£600,000

Freehold

Situated in the quaint village of Southfleet is this unique and rarely available, extended 4 bedroom cottage with both garage and driveway. The property has stunning gardens with views over fields!

Benefitting from:

- Sought After Village Location
- Unique Cottage Style Home
- Laid Over Three Floors
- 2 Bathrooms
- Utility Room
- Views of Fields
- Stunning Landscaped Rear Garden with Orchard
- Garage and Driveway to Front
- Council Tax: E
- EPC Rating: D



Accommodation

Porch: Double glazed door into:-

Lounge: 9m x 4.1m (29'6" x 13'5") Double glazed box bay window to front. Radiator. Log burner to remain. Brick built mantle and surround. Spotlights. Door to porch. Two wall mounted lights. Two built-in storage cupboards. Carpet.

Garden Room: 4.27m x 3.35m (14' x 11') Double glazed window surround. Double glazed French doors to side. Laminate flooring. Spotlighting.

Kitchen: 4.95m x 3.73m (16'3" x 12'3") Double glazed window to side and rear. Wall and base units with Granite work surface over. Cupboard lighting. Sink and drainer unit with mixer tap over. Ceramic hob with fan over. Integrated Neff oven, microwave and warming drawer. Integrated fridge & dishwasher. Water softener. Tiled flooring. Spotlights.

Utility Room: 3.58m x 3.1m (11'9" x 10'2") Double glazed door to rear. Wall and base units with work surface over. Tiled back splash. Stainless steel sink unit with mixer tap. Wall and base units with work surface over. Tiled back splash. Space for appliances.

First Floor Landing: 3.07m x 2.9m (10'1" x 9'6") Doors to:-

Bedroom 1: 4.1m x 3.3m (13'5" x 10'10") Double glazed window to front. Radiator. Carpet.

En-suite: 2.3m x 2.3m (7'7" x 7'7") Double glazed window to side. Suite comprising panelled bath with tiled surround. Vanity sink unit with storage under. Low level w.c. Spotlights. Built-in storage cupboard.

Bedroom 2: 4.1m x 3.3m (13'5" x 10'10") Double glazed window to front. Radiator. Carpet. Built-in storage and bedside cabinets.

Bedroom 3: 3.1m x 2.9m (10'2" x 9'6") Double glazed window to front. Radiator. Built-in wardrobes with mirror front. Carpet.

Bedroom 4:- 2.82m x 2.36m (9'3" x 7'9") Double glazed window to side. Radiator. Spotlights. Built-in wardrobe. Built-in storage and bedside cabinet.





Shower Room: 2.9m x 1.8m (9'6" x 5'11") Double glazed window to rear. Suite comprising glass corner shower with wet wall surround. Combine vanity wash hand unit and concealed w.c. with storage under. Heated towel rail. Spotlights. Laminate flooring.

Exterior

Rear Garden: Approx. 85ft: Large patio area. 10'07 x 10'0 shed with power and lighting. Side gate direct to fields with access with farmer agreement. Wooden shed and pergola. Greenhouse to remain.

Garden backs onto Village Hall field with farmer fields to side with outside lighting.

Parking: 17'10 x 10'03: Up and over electric door. Doors to utility area. Driveway to front for three cars.

Additional Information

Southfleet is an extremely popular semi-rural village on the south side of the A2. The location still has great access to Gravesend, Bluewater and Ebbsfleet International, which has high speed links into London in under 22 minutes.

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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

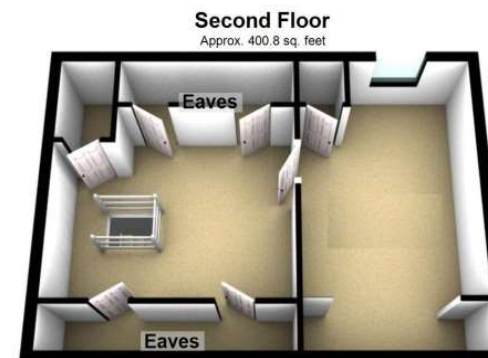
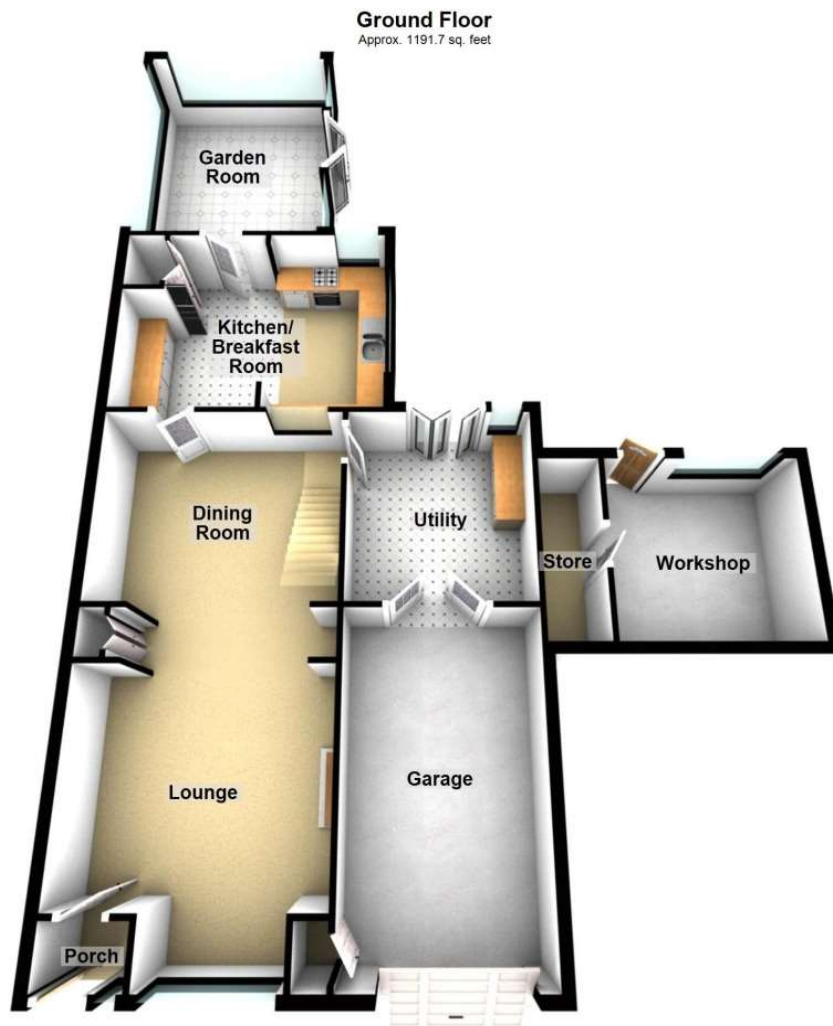
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Total area: approx. 2248.1 sq. feet

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