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36

# Cirrus Crescent

Gravesend | Kent | DA12 4QT







# Cirrus Crescent

Gravesend, Kent, DA12 4QT

Guide Price £425,000 - £450,000

Freehold

Situated on popular Riverview Park is this extended four double bedroom semi-detached house with garage and off-road parking to the front. An ideal family home.

Benefitting from:

- Square Feet: 1395.0 Sq. Ft.
- Entrance Hall
- Study/Office
- Lounge/Diner
- Modern Kitchen
- Conservatory
- En-Suite Shower Room
- First Floor Family Bathroom
- Double Glazing
- Gas Central Heating
- Council Tax: E
- EPC Rating: C





## Accommodation

**Entrance Hall:** Entrance door. Tiled flooring. Carpeted staircase to first floor. Doors to: -

**Lounge Diner:** 7.24 (23'9") m x 3.02 (9'11") m (widening to 4.67 (15'4") m) Georgian style double glazed window to front. Carpet. Coved and textured ceiling. Two radiators. Tiled flooring in dining area. Under-stairs storage cupboard. Door to kitchen.

**Study/Office:** 2.3m x 7'1 (7'7" x 7'1) Georgian style double glazed window to front and side. Tiled flooring. Radiator. Built-in storage cupboard.

**Conservatory:** 2.8m x 2.64m (9'2" x 8'8") Double glazed window to rear. Double glazed French doors to garden. Tiled flooring.

**Kitchen:** 3.15m x 2.36m (10'4" x 7'9") Georgian style double glazed window to rear. Georgian style double glazed window to rear. Modern fitted wall and base units with roll top work surface over. Built-in oven and hob with extractor hood over. Single drainer sink unit with mixer tap. Built-in cupboard housing gas central heating boiler. Space for appliances. Tiled splash back. Tiled flooring.

**First Floor Landing:** Georgian style double glazed window to side. Carpet. Radiator. Stairs to second floor. Doors to: -

**Bedroom 2:** 3.63 (11'11") m x 2.84 (9'4") m + wardrobe Georgian style double glazed window to front. Carpet. Radiator. Fitted wardrobe and dressing table unit. Built-in storage cupboard.

**Bedroom 3:** 3.48m x 3m (11'5" x 9'10") Georgian style double glazed window to rear. Carpet. Radiator. Dado rail.

**Bedroom 4:** 4m x 2.18m (13'1" x 7'2") Georgian style double glazed window to front. Carpet. Radiator.

**Bathroom:** 1.98m x 1.68m (6'6" x 5'6") Frosted Georgian style double glazed window to rear. Modern suite comprising panelled bath with mixer tap and independent shower unit with overhead spray and screen over. Vanity wash hand basin with cupboard below. Low level w.c. Heated towel rail. Tiled walls. Tiled flooring. Coved ceiling.

**Second Floor Landing:** Georgian style double glazed window to side. Carpet. Inset spotlights. Door to: -

**Bedroom 1:** 4.1m x 3.2m (13'5" x 10'6") Two Velux double glazed windows to front. Carpet. Radiator. Inset spotlights. Radiator. Carpet. Door to walk in wardrobe measuring 8'2 x 3'7 with Georgian style double glazed window to side.

**En-suite:** 2.44m x 1.04m (8' x 3'5") Frosted Georgian style double glazed window to rear. Suite comprising tiled shower cubicle. Vanity wash hand basin. Low level w.c. Heated towel rail. Inset spotlights.







## Exterior

Rear Garden: Approx. 52ft (Including conservatory) Paved patio area and paved pathway. Laid to lawn Astro turf. Fenced to side and rear. Two sheds to remain.

Garage: 23' x 8'3": Garage via shared driveway with off road parking for one small car to front. Remote up and over door. Supplied with power and light.

## Additional Information

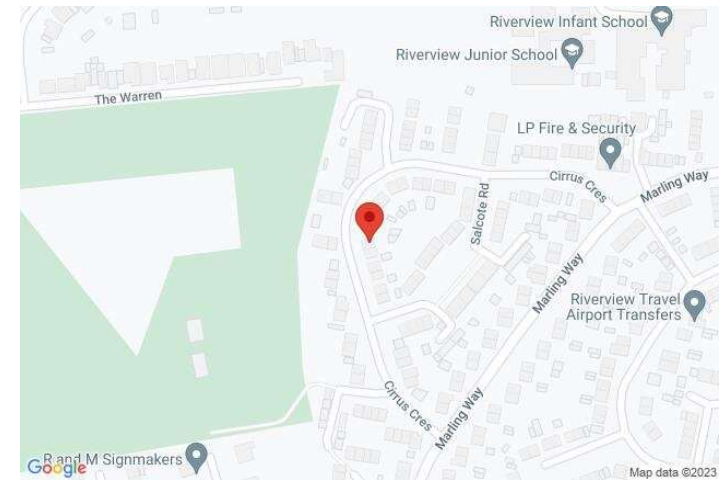
Riverview Park Is a sought-after residential area built back in the 1960's. The area is ideally located with schools, shops Cascades Sports Centre all within walking distance. The A2 motorway is only a short drive away, with great access to London. There are also regular buses into Gravesend Town and British Rail Station offering services to Ebbsfleet International. An ideal area to bring up a young and growing family.

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.

Andy Plaistowe - Branch Partner  
 01474 333111  
 Robinson Michael & Jackson  
 21A & B King Street,  
 Gravesend,  
 DA12 2EB  
[gravesend@robinson-jackson.com](mailto:gravesend@robinson-jackson.com)

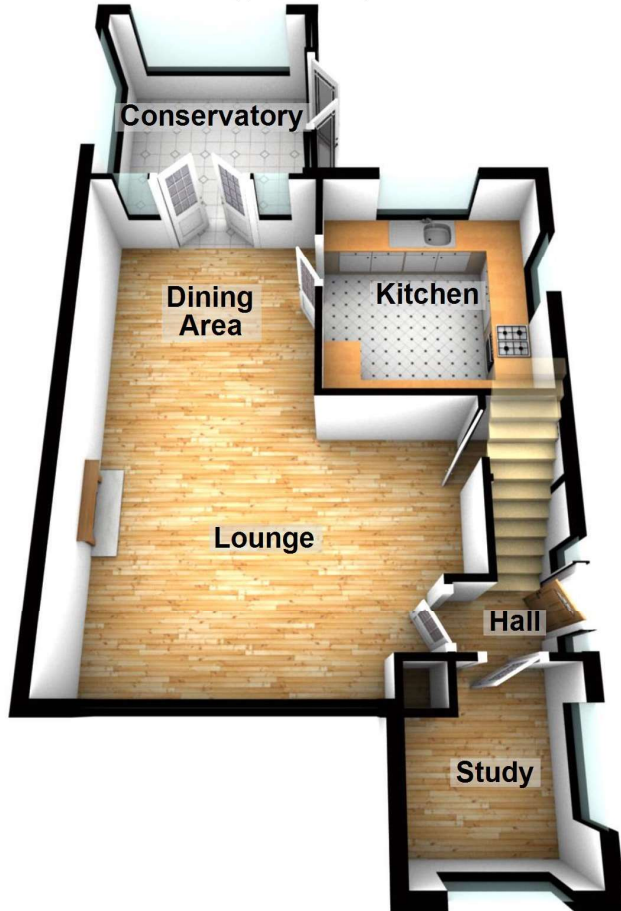


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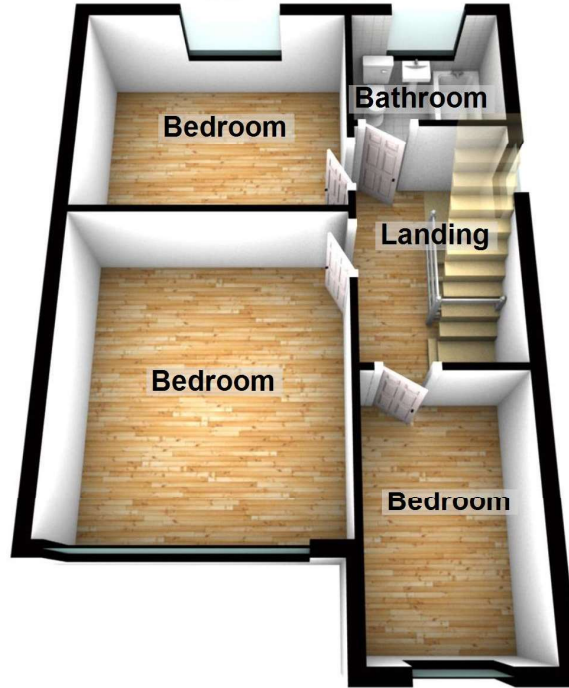
### Ground Floor

Approx. 598.2 sq. feet



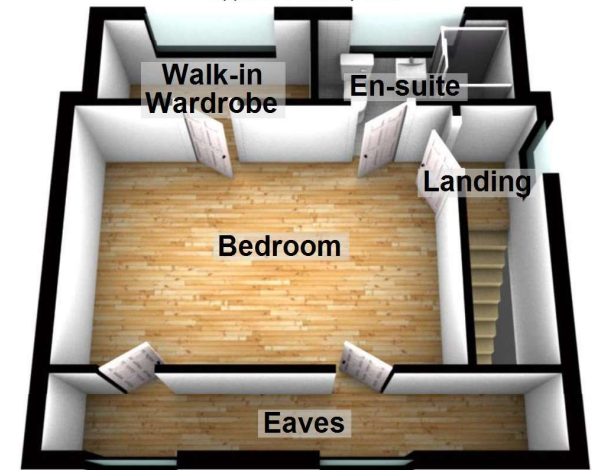
### First Floor

Approx. 470.4 sq. feet



### Second Floor

Approx. 326.4 sq. feet



Total area: approx. 1395.0 sq. feet

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