



# Leigh Road

Gravesend | Kent | DA11 7PS



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Gravesend, Kent, DA11 7PS

£400,000

Freehold

Located in a popular quiet cul-de-sac off of the sought after Singlewell Road is this immaculately presented 4 bedroom mid terrace house benefitting from a loft conversion! Viewing recommended!

## Benefitting from:

- Square Footage: 1217.2 Sq. Ft.
- Desired Residential Road
- Immaculately Presented Throughout
- Loft Extension
- Residential Cul-De-Sac Location
- Groundfloor Cloakroom
- Bespoke Shutters to Remain
- Large Rear Garden
- Council Tax: C
- EPC Rating: D



## Accommodation

**Entrance Hall:** 4.3m x 0.86m (14'1" x 2'10") Double glazed entrance door into hallway. Radiator. Laminate flooring.

**GF W.C.:-** 1.14m x 0.94m (3'9" x 3'1") Double glazed frosted window to rear. Low level w.c. Tiled flooring.

**Lounge:** 4.27m x 3.15m (14' x 10'4") Double glazed box window to front with bespoke shutters (to remain). Half panelled walls. Radiator. Laminate flooring.

**Dining Room:** 4.14m x 3.28m (13'7" x 10'9") Double glazed window to rear. Radiator. Laminate wood flooring.

**Kitchen:** 4.78m x 2.8m (15'8" x 9'2") Double glazed window to side. Double glazed French doors to side. Wall and base units with work surface over. Sink and drainer unit with mixer tap. Tiled back splash. Integrated oven and four ring ceramic hob with extractor hood over. Space for appliances.

**Utility Room:** 1.9m x 1.14m (6'3" x 3'9") Double glazed window to rear. Radiator. Tiled flooring.

**First Floor Landing:** 3.86m x 1.4m (12'8" x 4'7") Laminate flooring. Stairs to second floor. Doors to:-

**Bedroom 2:** 4.14m x 3.35m (13'7" x 11') Two double glazed windows to front with bespoke shutters (to remain). Radiator. Wardrobe (to remain). Wood flooring.

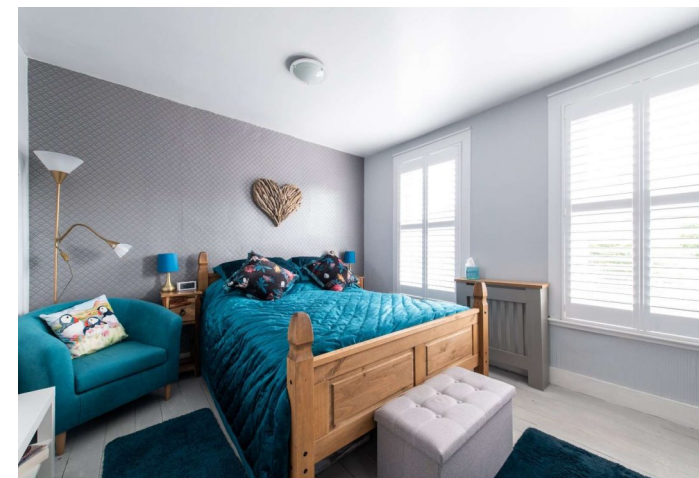
**Bedroom 3:** 3.23m x 2.82m (10'7" x 9'3") Double glazed window to rear. Radiator. Laminate flooring.

**Bedroom 4:** 3.28m x 2.62m (10'9" x 8'7") Double glazed window to rear. Radiator. Laminate flooring.

**Bathroom:** 1.83m x 1.42m (6' x 4'8") Double glazed frosted window to side. Suite comprising panelled bath with shower over. Vanity sink unit with storage under with tiled backsplash. Low level w.c. Laminate flooring.

**Second Floor Landing:** Double glazed window to rear. Laminate flooring. Door to:-

**Bedroom 1:** 4.88m x 2.72m (16' x 8'11") Double glazed window to rear with bespoke shutters (To remain). Double glazed Velux window to front. Built-in wardrobes. Carpet.





## Exterior

Front Garden: Astro turf.

Rear Garden: Approx. 100ft: Paved patio area. Laid to lawn. Shed to remain. Private rear access.

## Additional Information

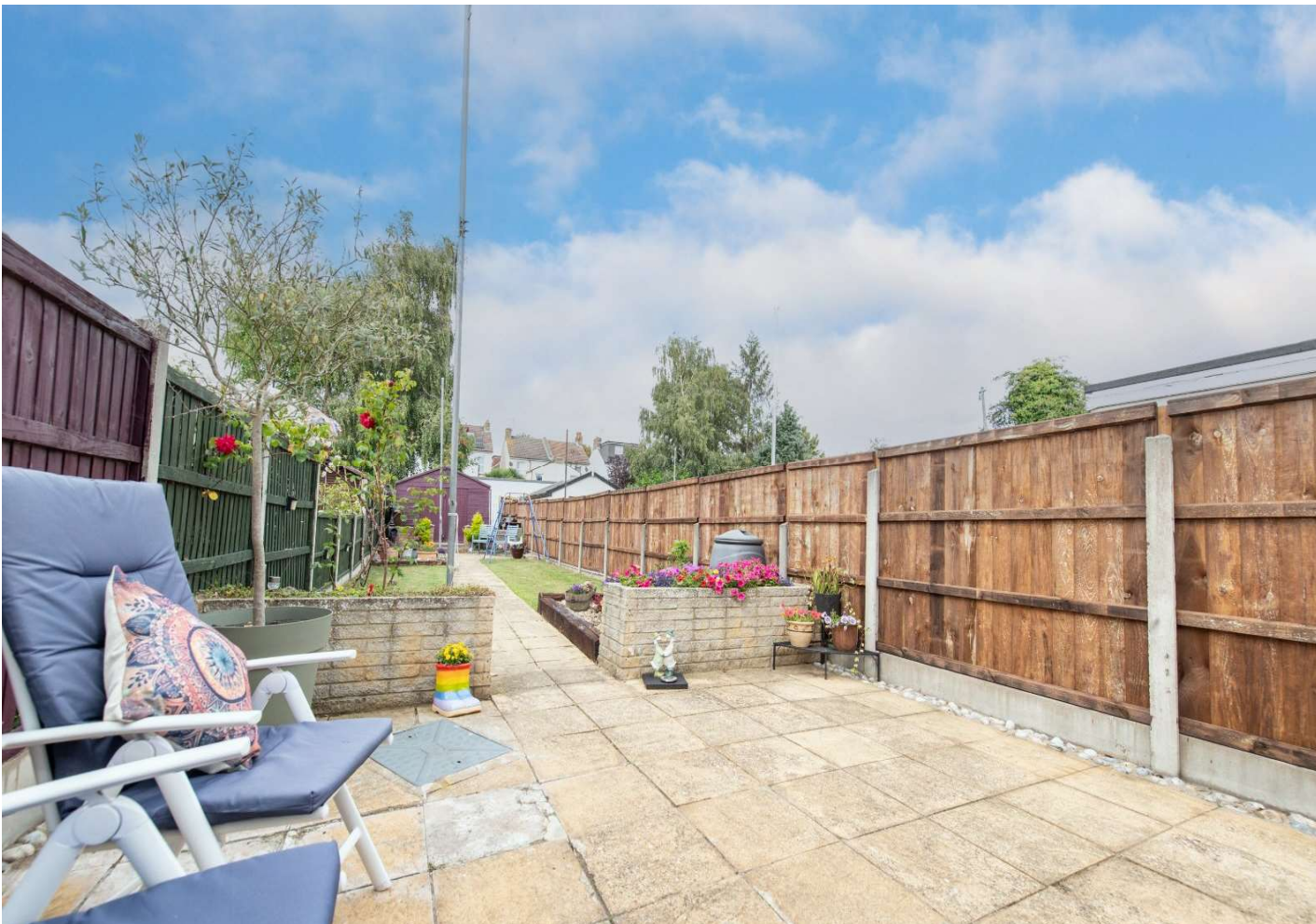
With families flocking to Northfleet and Gravesend for excellent education, the town has some great facilities to match including:-

Cascades Leisure Centre and the Cygnets Leisure Centre both for swimming, gym, classes and fitness training. There are numerous clubs and team sports throughout Northfleet & Gravesend including Ebbsfleet United Football Club, Gravesend Rugby Club and Gravesend Golf Centre

Council Tax - C

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.

Andy Plaistowe - Branch Partner

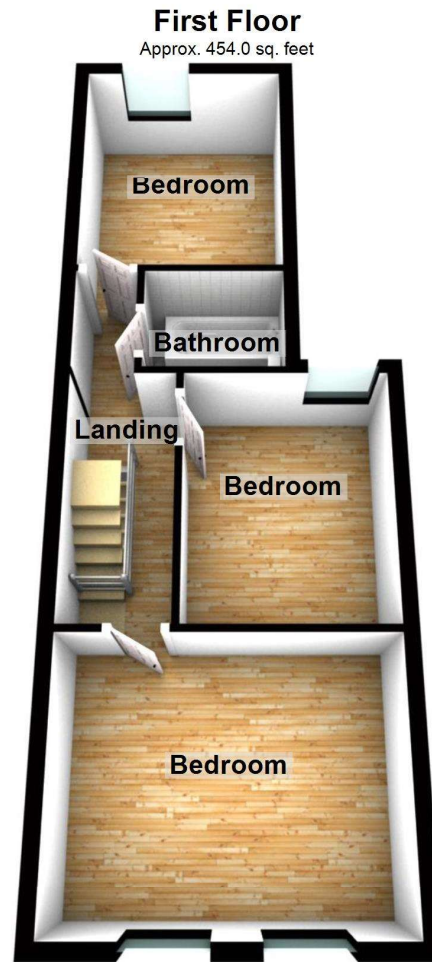
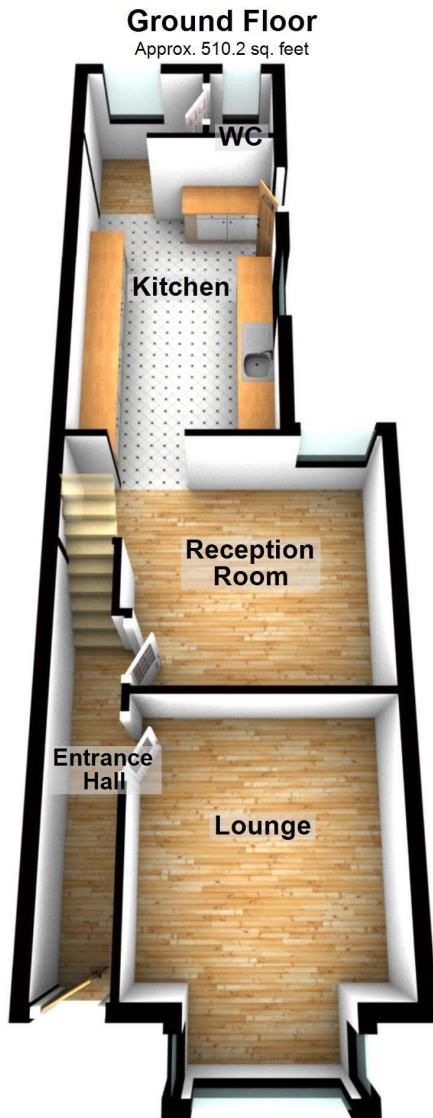
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**ROBINSON MICHAEL & JACKSON**



Total area: approx. 1217.2 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.  
Plan produced using PlanUp.

