



Ridgeway Avenue

Gravesend | Kent | DA12 5BD



Ridgeway Avenue

Gravesend, Kent, DA12 5BD

£425,000

Freehold

Located on a popular residential road off of the desired Singlewell Road is this very well kept, extended 4-bedroom end of terrace property with a double driveway to front and garage to rear.

Benefitting from:

- Total Square Footage: 1577.8 Sq Ft.
- Desired Residential Location
- Loft Extension
- Well Presented Throughout
- Double Driveway to Front
- Garage to Rear
- Conservatory
- Ground floor Cloakroom
- Approx 120ft Rear Garden
- Council Tax: D
- EPC Rating: C



Accommodation

Entrance Hall: 3.45m x 1.6m (11'4" x 5'3") Double glazed entrance door into hallway. Laminate flooring. Radiator. Stairs to first floor. Doors to: -

GF W.C. 1.63m x 0.81m (5'4" x 2'8") Double glazed frosted window to rear. Low level w.c. Vanity wash hand basin. Low level w.c. Tiled backsplash. Radiator. Tiled flooring.

Lounge: 4.55m x 3.96m (14'11" x 13') Double glazed bay window to front. Radiator. Log burner. Carpet. Doors to side into hallway. Doors to kitchen diner.

Conservatory: 4.62m x 3.76m (15'2" x 12'4") Double glazed window to rear. Double glazed frosted door to rear. Radiator to side x 2. Door to ground floor w.c. Door to utility cupboard housing boiler and washing machine. Tiled flooring.

Kitchen: 5.66m x 3.66m (18'7" x 12') Double glazed window to rear. Double glazed frosted door to rear. Radiator to front and side. Spotlights. Wall and base units with work surface over. Stainless steel sink unit with drainer and mixer tap. Tiled backsplash. Four ring gas hob with stainless extractor fan over. Integrated double oven, grill and microwave. Integrated dishwasher. Laminate flooring.

First Floor Landing: 2.26m x 2.16m (7'5" x 7'1") Stairs to second floor. Carpet. Doors to: -

Bedroom 1: 4.55m x 2.72m (14'11" x 8'11") Double glazed bay window to front. Radiator. Built-in wardrobe with mirrored front. Carpet.

Bedroom 2: 3.38m x 2.64m (11'1" x 8'8") Double glazed window to rear. Radiator. Built-in wardrobe with mirrored front. Carpet.

Bedroom 4: 2.46m x 2.03m (8'1" x 6'8") Double glazed window to front. Radiator. Carpet.

Second Floor Landing Door to: -

Bedroom 3: 4.65m x 4.06m (15'3" x 13'4") Double glazed window to front x 2 Double glazed window to rear. Radiator to rear. Spotlights. Built-in wardrobes. Laminate flooring.





Exterior

Rear Garden: Side and rear pedestrian access. Patio area. Laid to lawn and pebbled areas. Shed to remain. Fencing to sides. South facing.

Garage & Parking: Driveway to front. Garage to rear.

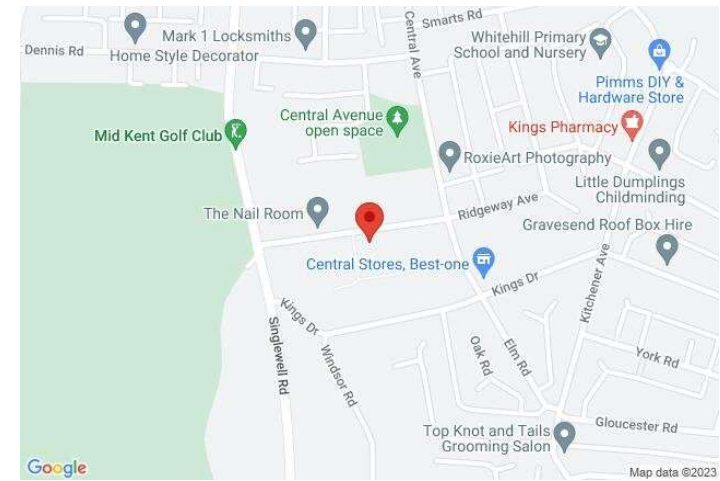
Additional Information

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 - D

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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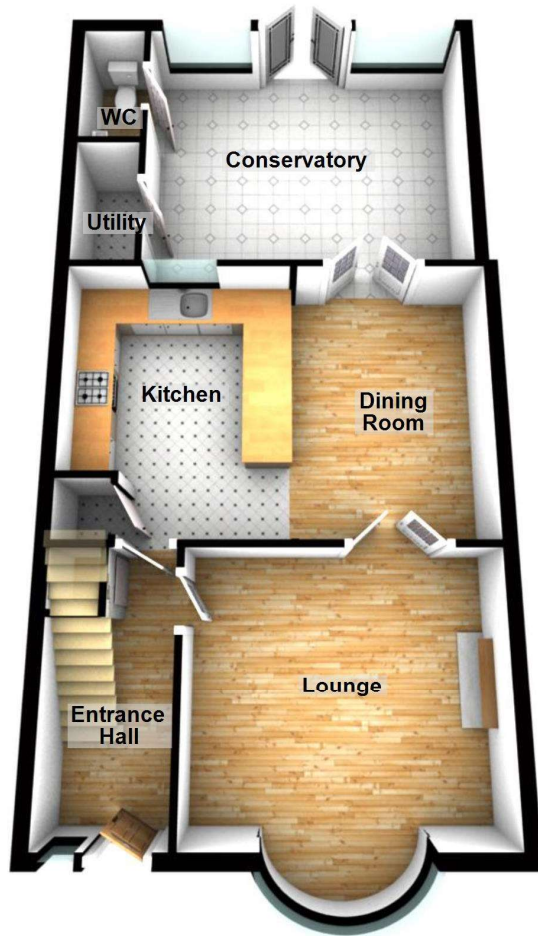
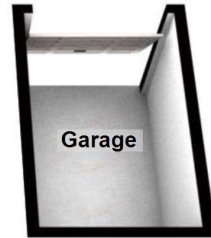


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ROBINSON MICHAEL & JACKSON

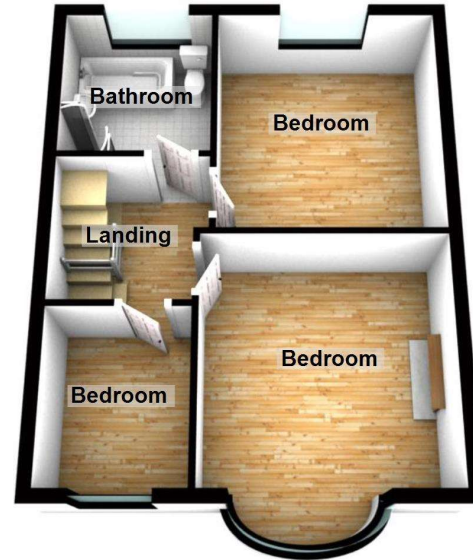
Ground Floor

Approx. 805.3 sq. feet



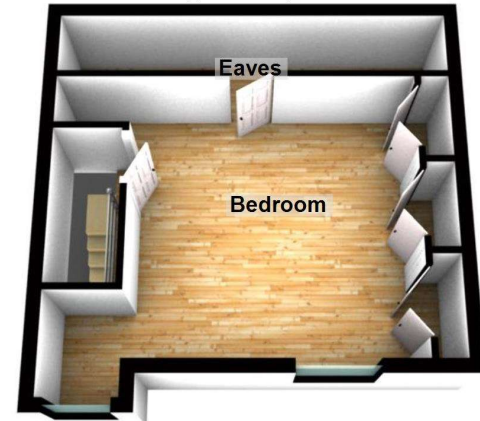
First Floor

Approx. 450.5 sq. feet



Second Floor

Approx. 322.0 sq. feet



Total area: approx. 1577.8 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.

