



**ROBINSON  
MICHAEL  
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LOCAL OFFICE  
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**FOR SALE**

**Albion Road**  
Gravesend | Kent | DA12 2SR



# Albion Road

Gravesend, Kent, DA12 2SR

Guide Price £350,000 - £375,000

Freehold

Situated within walking distance of Gravesend Town Centre is this spacious three/four-bedroom semi-detached house with garage to side. Offered with benefit of no chain.

Benefitting from:

- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- Ground Floor Shower Room
- Spacious First Floor Bathroom
- Courtyard Garden to side.
- No Chain Involved
- Viewing Strongly Recommended
- Council Tax: C
- EPC Rating: D



## Accommodation

**Porch:** 1.88m x 1.73m (6'2" x 5'8") Double glazed window to front and side. Double glazed entrance door into: -

**Hallway:** Wooden flooring. Double radiator. Staircase to first floor. Doors to: -

**Lounge:** 4.06m4max x 5.3m (13'4"13'1"ax x 17'5") Double glazed window to front. Feature fireplace with wall light and shelving. Double radiator. Carpet.

**Dining Room:** 3.94m x 3.18m (12'11" x 10'5") Double glazed French doors to side garden. Radiator. Built-in cupboard housing gas fired central heating boiler. Wooden flooring.

**Basement:** 5.18m x 4.42m (17' x 14'6") Basement room with tiled flooring. Lighting.

**Kitchen:** 3.9m x 2.67m (12'10" x 8'9") Double glazed window to side. Modern fitted wall and base units with roll top work surface. 1 1/2 bowl sink and drainer unit with mixer tap. Tiled splash back. Built-in BOSH double oven and ceramic hot with extractor hood over. Integrated dishwasher. Double glazed skylight window. Inset spotlights.

**Utility Room:** 2.34m x 1.6m (7'8" x 5'3") Double glazed door to side garden. Tiled floor. Inset spotlights. Door to ground floor shower room.

**GF Bathroom:** 1.55m x 1.45m (5'1" x 4'9") Double glazed skylight window. Suite comprising tiled shower cubicle. Pedestal wash hand basin. Low level w.c. Tiled walls. Tiled flooring. Heated towel rail.

**First Floor Landing:** Double glazed window to side. Double radiator. Carpet. Staircase to second floor. Doors to: \_

**Bedroom 1:** 3.73m x 3.56m (12'3" x 11'8") Double glazed window to front. Double radiator. Carpet.

**Bathroom:** 3.7m x 3.25m (12'2" x 10'8") Frosted double glazed window to rear. Suite comprising panelled bath. Tiled shower cubicle. Vanity wash hand basin. Bidet. Low level w.c. Coved ceiling.

**Second Floor Landing;** Double glazed window to side. Double radiator. Carpet. Access to loft. Doors to: -

**Bedroom 2:** 3.73m x 3.53m (12'3" x 11'7") Double glazed window to front. Double radiator. Carpet.





**Bedroom 3:** 3.89m (Max) x 3.3m (12'9" (Max) x 10'10")  
Double glazed window to rear. Double radiator. Laminate wood flooring.

## Exterior

Rear Garden: Approx. 25ft: Courtyard Garden to side. Shrub borders.

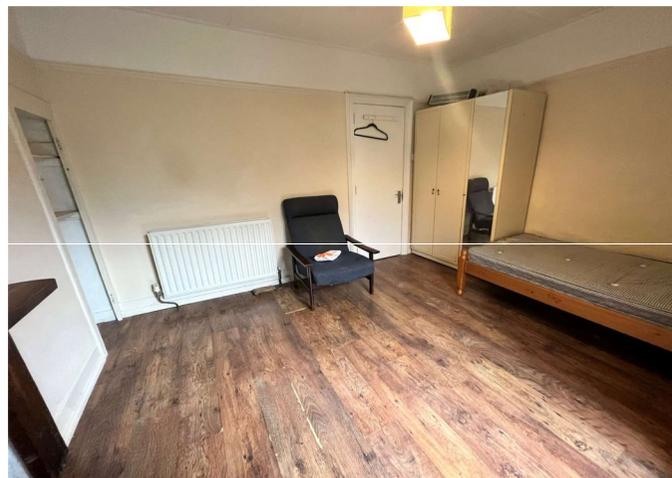
Garage: 16ft long x 8ft: Detached garage with roller door.

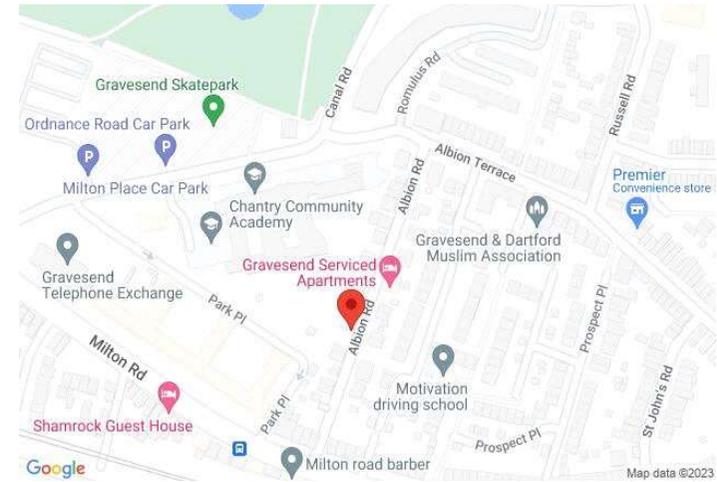
## Additional Information

Gravesend and Northfleet are 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 - 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)

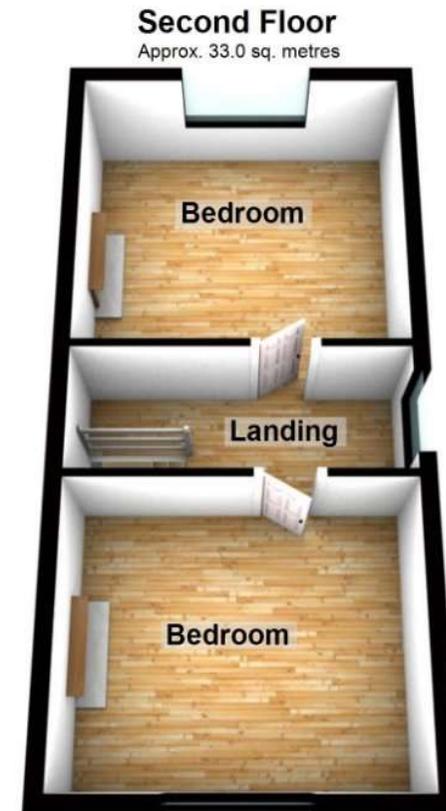
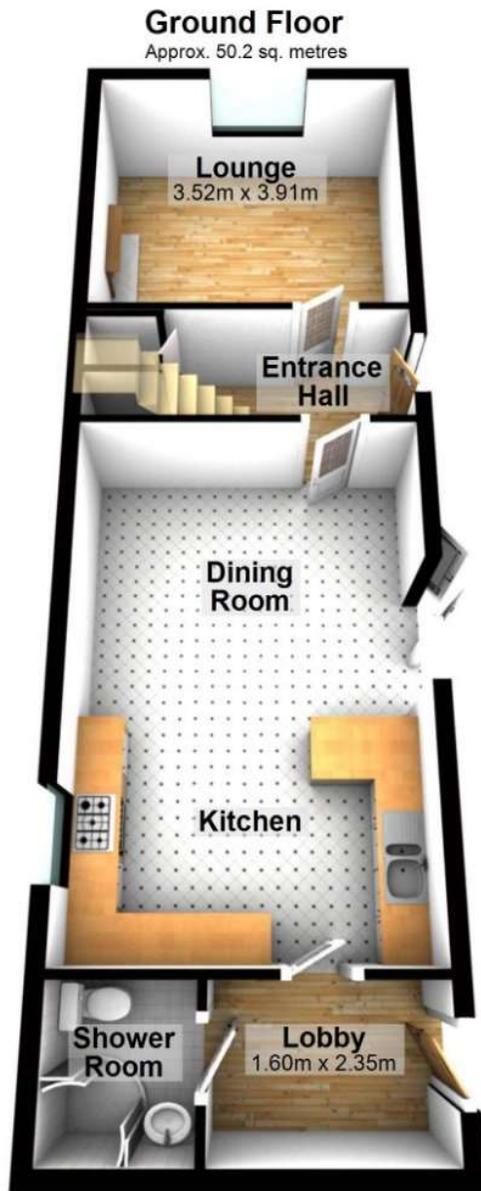
## FOR MORE INFORMATION CONTACT US TODAY.

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**ROBINSON MICHAEL & JACKSON**



Total area: approx. 116.3 sq. metres

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