



Rochester Road

Gravesend | Kent | DA12 4TB



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Gravesend, Kent, DA12 4TB

£500,000 - £550,000

Freehold

This three double bedroom detached house with garage & own large driveway sits on a corner position on the Gravesend/Chalk borders & offers amazing views & benefits from no chain.

Benefitting from:

- Total Square Footage: 1624.4 Sq. Ft.
- Entrance Porch and Hallway
- Ground Floor Cloakroom/W.C.
- Two Reception Rooms
- Fitted Kitchen and Utility Room
- Three Double Bedrooms
- First Floor Main Bathroom
- Amazing Views to Rear
- Garage and Driveway
- Courtyard Rear Garden
- Catchment areas for Gravesend Grammar School and Mayfield Grammar School
- Viewing Recommended.
- Council Tax: E
- EPC Rating: D



Accommodation

Porch: 2.36m x 2.06m (7'9" x 6'9") Georgian style double glazed window to side. Georgian style double glazed entrance door. Tiled flooring. Door to entrance hall.

Entrance Hall: 2.97m x 2.36m (9'9" x 7'9") Parquet flooring. Staircase to first floor. Double radiator. Doors to: -

GF Cloakroom: Frosted Georgian style double glazed window to front. Low level w.c. Wash hand basin. Wall mounted alarm panel. Tiled flooring. Understairs cupboard.

Lounge: 6.27 (20'7") m x 3.35 (11') m (Widening to 4.27 (14') m) Two double glazed Georgian style windows to front. Parquet flooring. Double radiator. Coved ceiling. Feature brick working fireplace and tiled hearth. Georgian style double glazed patio doors to courtyard.

Dining Room: 3.66m x 3.05m (12' x 10') Georgian style double glazed window to front. Wood effect. Double radiator. Hatch to kitchen. Vinyl flooring.

Kitchen: 4.1m x 3.02m (13'5" x 9'11") Georgian style double glazed window to rear. Frosted Georgian style double glazed door to utility room. Fitted wall and base units with roll top work surface over. 1 1/2 bowl sink and drainer unit with mixer tap. Space for appliances. Recess housing boiler.

Utility Room: 2.67m x 1.75m (8'9" x 5'9") Georgian style double glazed window to side and rear. Georgian style double glazed door to garden. Tiled flooring. Roll top work surface. Inset spotlights. Skylight window.

First Floor Landing: Georgian style double glazed window to front. Double radiator. Two tone decor. Access to loft. Doors to: -

Bedroom 1: 4.1m x 3.05m (13'5" x 10') Double glazed Georgian style window to rear with fantastic views of fields and farmland, The River Thames and beyond. Double glazed Georgian style window to side. Built-in cupboard.

Bedroom 2: 4.27 (14') m + Door Recess x 3.68 (12'1") m Georgian style double glazed window to front. Georgian style double glazed window to rear with fantastic views of fields and farmland, The River Thames and beyond. Double radiator. Carpet.

Bedroom 3: 3.66m x 3.05m (12' x 10') Georgian style double glazed window to side. Georgian style double glazed window to rear with fantastic views of fields and farmland, The River Thames and beyond. Radiator. Carpet.

Bathroom: 2.44m x 1.83m (8' x 6') Frosted double glazed window to front. Suite comprising tiled shower cubicle. Pedestal wash hand basin. Low level w.c. Extractor fan. Tiled walls. Tiled flooring. Inset spotlights.





Exterior

Front Garden: Lawned garden to front and side.

Rear Garden: Approx. 13ft x 27ft: Rear courtyard garden. Side pedestrian access.

Garage: 20ft x 9ft: Attached garage via own driveway with up and over door. Supplied with power and light. Door to utility room.

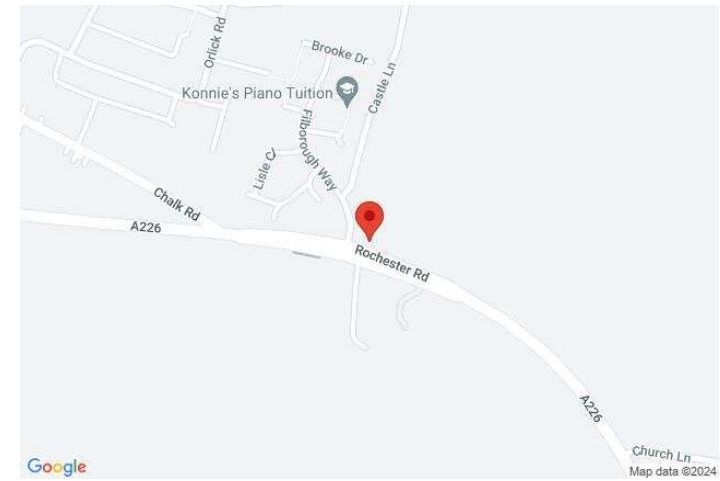
Additional Information

Chalk is a sought-after village on the edge of Gravesend. Local schools, sport centre and amenities are within a short driving distance. Chalk benefits from many fields nearby which is ideal for walkers and owners with dogs with North Kent Marshes and Shorne Country Park. nearby. There is also a parade of shops within walking distance which include a hairdresser, local store, dentist and doctors' surgery. T

Council Tax - E

EPC Rating - D





Important Notice

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Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

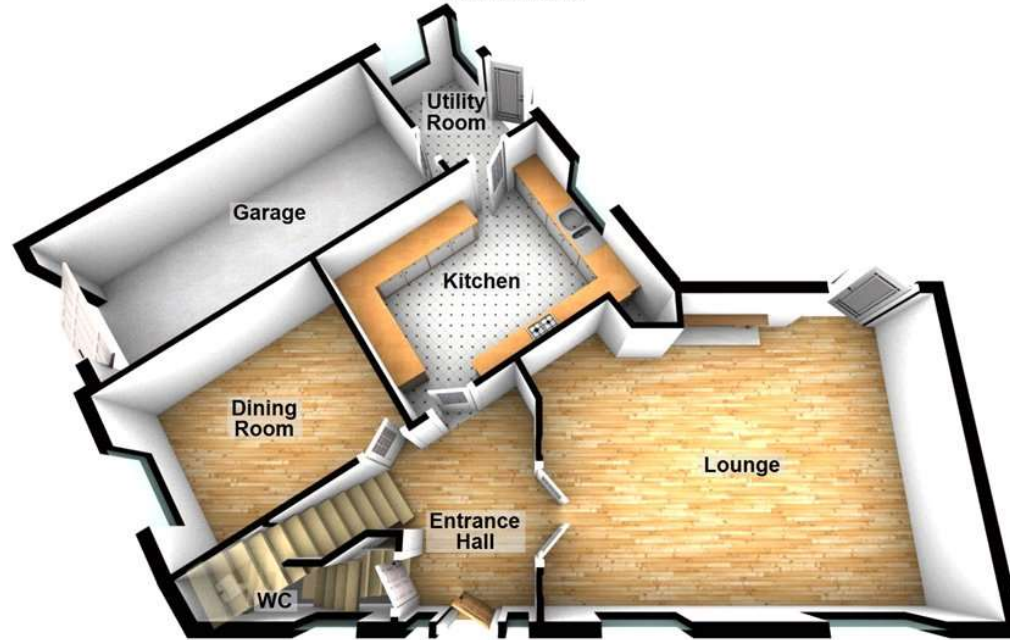
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ROBINSON MICHAEL & JACKSON

Ground Floor
Approx. 924.5 sq. feet



First Floor
Approx. 699.9 sq. feet



Total area: approx. 1624.4 sq. feet

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Plan produced using PlanUp.

