



# Stratford Way

Northfleet | Gravesend | DA11 8GQ



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Northfleet, Gravesend, DA11 8GQ

Guide Price £650,000-£675,000

Freehold

Located in the newest phase on the desired residential Springhead Parkway development is this stunning and rarely available 4 bedroom semi-detached town house. Only 1/6 when built!

Benefitting from:

- Total Square Footage: 2906.0 Sq. Ft.
- NHBC Warranty Still Remaining
- Uniquely One of Six Houses in this Style to Have Been Built
- £25,000 - £30,000 Worth of Upgrades Throughout
- Double Garage and Triple Car Driveway
- Electrical Car Charging Point
- Three Bathrooms and Separate First Floor W.C.
- Balcony and Landscaped Rear Garden
- Walking Distance to Ebbsfleet Train Station
- Council Tax: E
- EPC Rating: B



## Accommodation

**Entrance Hall:** 3.4m x 1.52m (11'2" x 5') Double glazed entrance door into hallway. Amtico flooring. Radiator. Stairs to first floor. Integral door into garage leading to gym space. Spotlights.

**Upper Ground Floor:** 4.34m x 2.36m (14'3" x 7'9") Stairs to second floor. Built-in storage cupboard. Radiator. Sensor light. Doors to:-

**Cloakroom:** 2.06m x 1.65m (6'9" x 5'5") Double glazed frosted window to front. Radiator. Spotlights. Low level w.c. Vanity sink unit with storage under. Half tiled walls. Wall mounted mirror. Amtico flooring.

**Lounge:** 4.95m x 4.75m (16'3" x 15'7") Two double glazed windows to side. Double glazed French doors to front leading to balcony. Carpet.

**Kitchen:** 7.21m x 4.32m (23'8" x 14'2") Double glazed French doors to rear. Double glazed window to rear. Wall and base units with silestone quartz work surface over. Sink unit with Vado professional flexi mixer tap. Integrated double oven, five ring ceramic hob with extractor fan over. Integrated fridge freezer, dishwasher, washing machine and wine cooler. Central island with work silestone quartz work surface over and breakfast bar seating area. Radiators to side and rear. Spotlights. Amtico flooring.

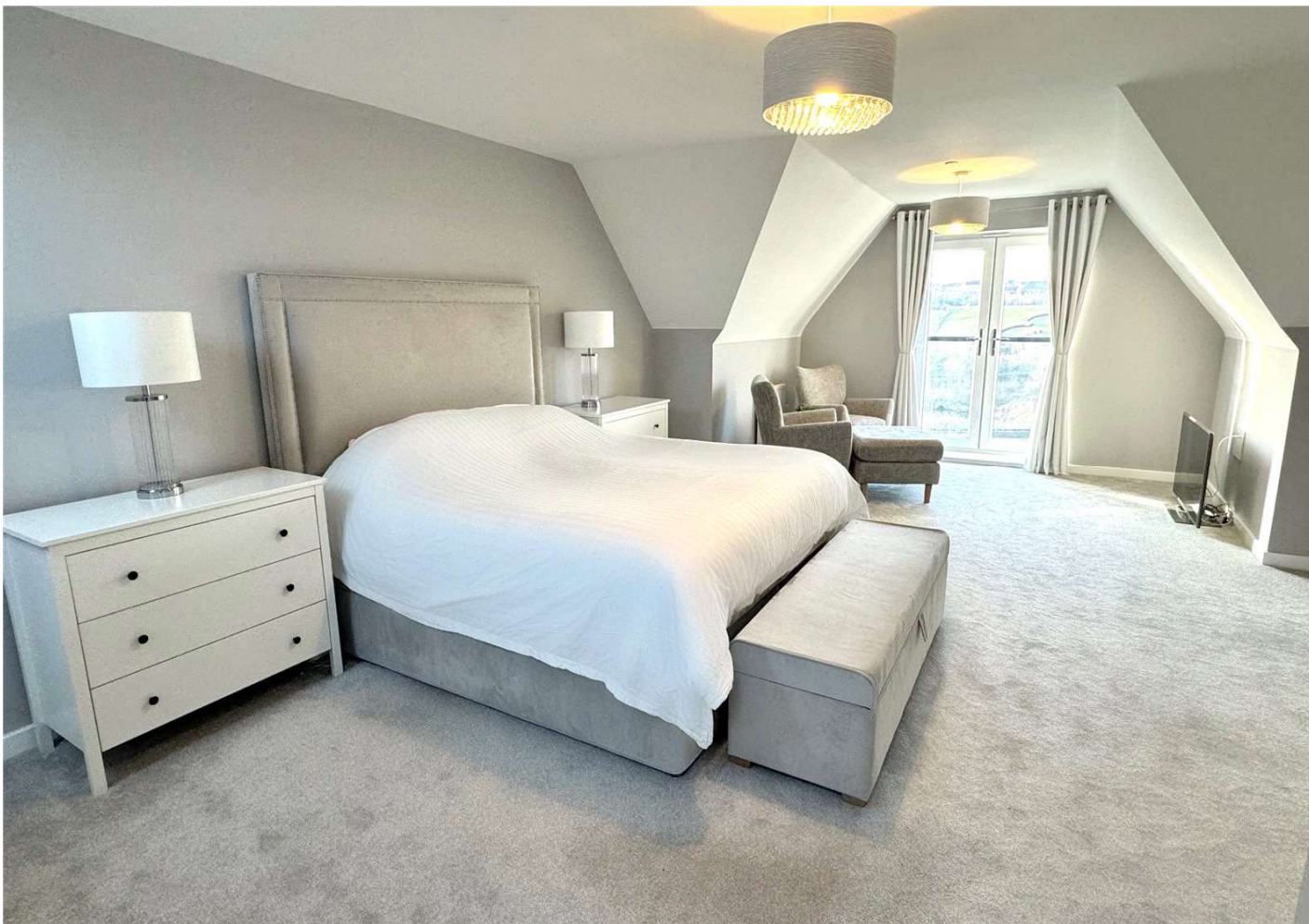
**First Floor Landing:** 5.16m x 4.47m (16'11" x 14'8") Double glazed window to front. Radiator. Built-in cupboard housing water tank. Carpet. Stairs to third floor. Doors to:-

**Bedroom 2:** 4.75m x 2.84m (15'7" x 9'4") Double glazed French doors to front with Juliet balcony. Radiator to side. Access to en-suite 2.

**En-suite 2:** 2.34m x 1.96m (7'8" x 6'5") Double glazed frosted window to side. Suite comprising walk-in shower with waterfall overhead spray & glass door with tiled surround. Heated towel rail. Half tiled walls. Spotlighting. Amtico flooring.

**Bedroom 3:** 4.32m x 3.38m (14'2" x 11'1") Double glazed window to front with bespoke shutters to remain. Radiator.



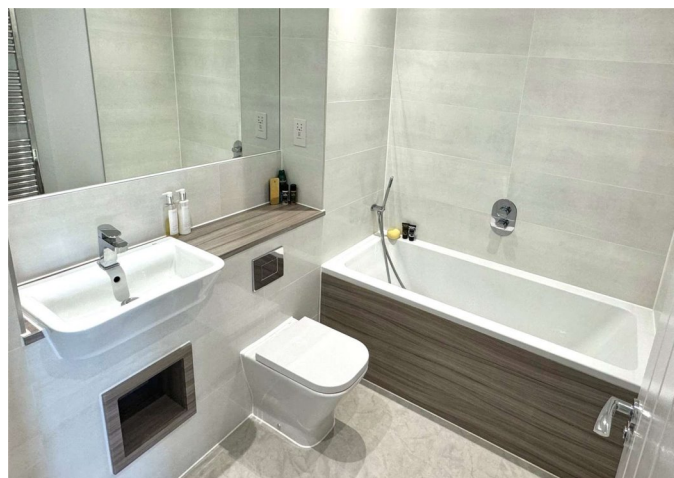


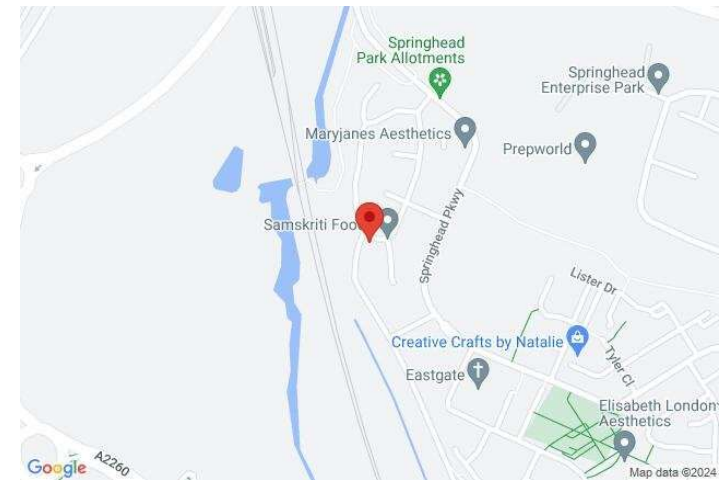
Balcony: Spacious balcony with views of fields and surround countryside.

Rear Garden: Approx. 40ft: Paved. Steps up to second level. Laid to lawn area. Rear pedestrian access. Shed to remain. Pergola. Upgraded and extended patio area. Stone retaining wall.

Garage: 19'11 x 18'0: Double garage with off street parking for four cars. Double driveway to front and tandem to side. Electric car charger.

Gym: 23'08 x 10'04:- Spotlights. Mirrored. Supplied with power and light.





## 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)

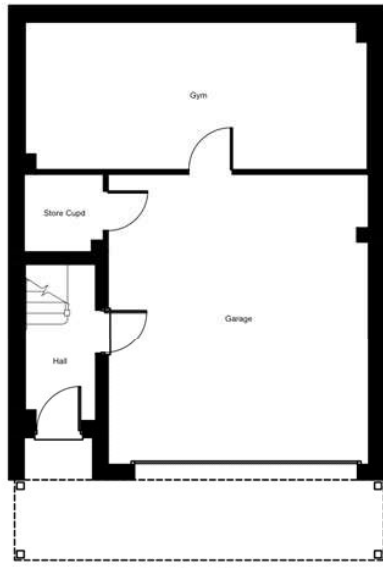
## FOR MORE INFORMATION CONTACT US TODAY.

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SALES | MORTGAGES | LEGALS

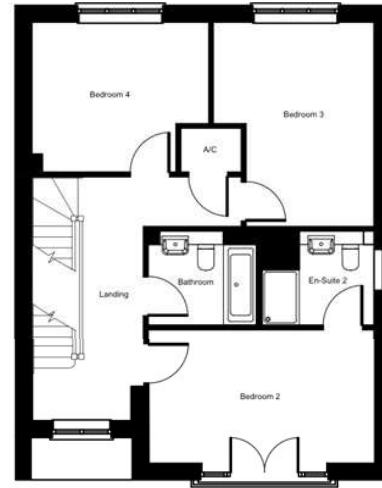
**ROBINSON MICHAEL & JACKSON**



Lower Ground Floor  
Approx. 67.22sqm (724sqft)



Upper Ground Floor  
Approx. 64.43sqm (737sqft)



First Floor  
Approx. 66.22sqm (713sqft)



Second Floor  
Approx. 50.34sqm (542sqft)

Total area: approx. 252.21sqm (2714sqft)

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.

