



# Oaklands Road

Northfleet | Kent | DA11 8PA







# Oaklands Road

Northfleet, Kent, DA11 8PA

OIEO £350,000

Freehold

This three-bedroom mid terraced house is situated in the popular Coldharbour area of Northfleet and comes with semi-detached garage and drive for 2 cars accessed via the rear garden and road.

## Benefitting from:

- Total Square Footage: 824 Sq. Ft.
- Entrance Hall
- Two Reception Rooms
- Kitchen
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Well Kept Garden
- Garage and Drive
- Popular Location
- Council Tax: C
- EPC Rating: C





## Accommodation

**Entrance Hall:** Frosted double glazed entrance door. Radiator. Under-stairs cupboard. Carpeted staircase to first floor. Laminate wood flooring.

**Lounge:** 4.3m x 3.5m (14'1" x 11'6") Double glazed window to front. Radiator. Double doors to dining/family room. York stone fireplace.

**Dining Room/Family Room:** 4.3m x 2.5m (14'1" x 8'2") Double glazed sliding patio doors to garden. Radiator. Access to kitchen. Laminate wood flooring.

**Kitchen:** 2.6m x 2.3m (8'6" x 7'7") Double glazed window to rear. Fitted wall and base units with roll top work surface over. Built-in oven and hob with extractor hood over. 1 1/2 bowl sink and drainer unit with mixer tap over. Integrated dishwasher. Textured ceiling. Tiled flooring.

**First Floor Landing:** 2.6m x 2.3m (8'6" x 7'7") Carpet. Access to loft. Doors to: -

**Bedroom 1:** 3.6m x 2.8m (11'10" x 9'2") Double glazed window to front. Radiator. Built-in wardrobe cupboard with hanging space and shelving. Laminate flooring.

**Bedroom 2:** 2.9m x 2.6m (9'6" x 8'6") Double glazed window to rear. Radiator. Coved ceiling. Laminate wood flooring.

**Bedroom 3:** 2.8m x 2.3m (9'2" x 7'7") Double glazed window to front. Radiator. Built-in storage cupboard. Laminate flooring.

**Bathroom:** Frosted double glazed window to rear. Suite comprising panelled bath. Pedestal wash hand basin. Low level w.c. Partly tiled walls. Coved ceiling. Laminate flooring.







## Exterior

Rear Garden: Approx. 40ft: Decked patio area. Lawned area. Steps to raised lawned area. Further lawned area behind neighbouring house leading to semi-detached. Fenced to side and rear.

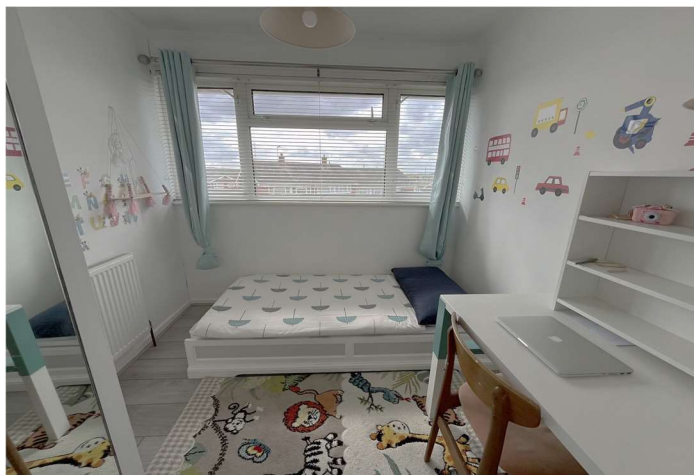
Garage and drive two cars.

## Additional Information

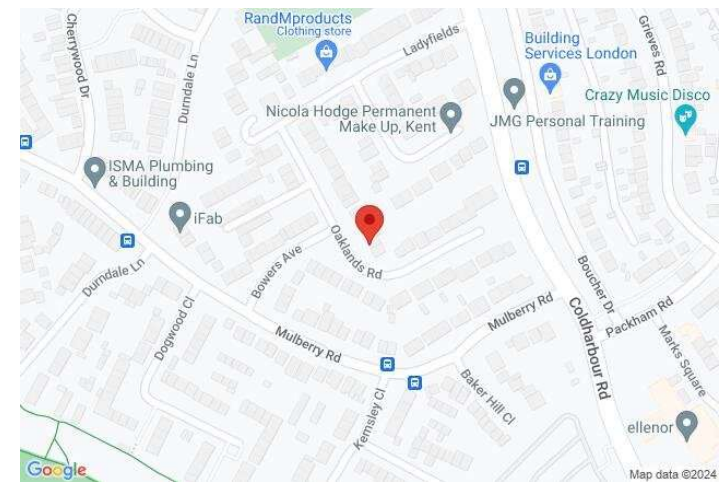
Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools 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 - C

EPC Rating - C



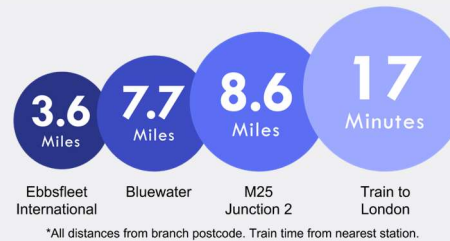




## Important Notice

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)

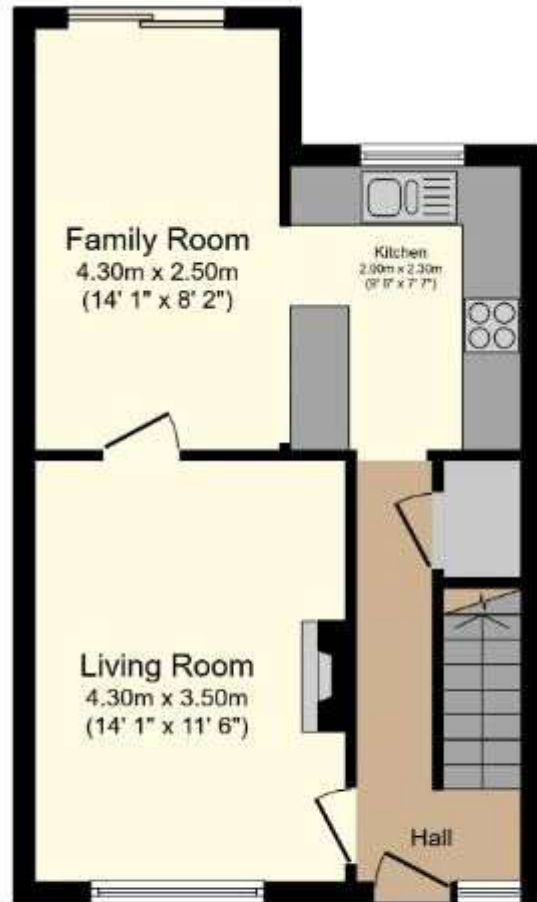
## FOR MORE INFORMATION CONTACT US TODAY.

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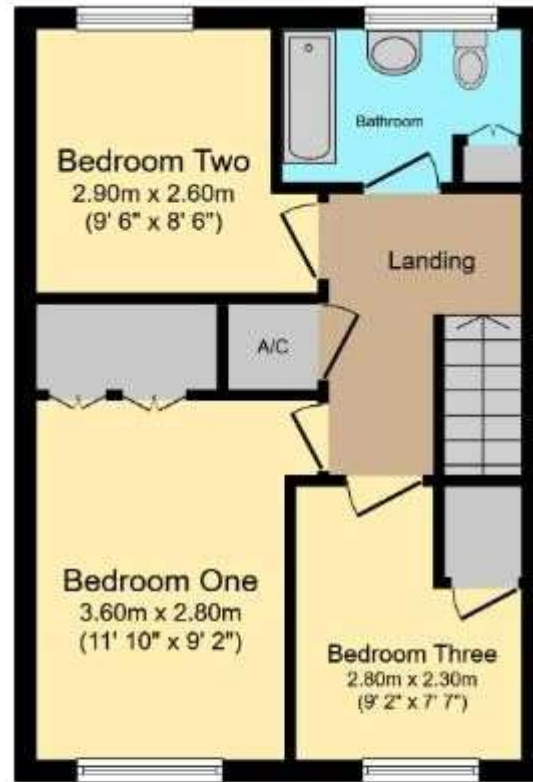


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**Ground Floor**



**First Floor**

Total floor area 76.6 m<sup>2</sup> (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)



