



Wrotham Road | Gravesend, Kent, DA11 7LB



Guide Price £300,000 - £325,000

Freehold

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## Wrotham Road, Gravesend

Located on the popular residential Wrotham Road is this spacious 3-bedroom end of terrace residence with 2 reception rooms and ground floor cloakroom. Sold with no forward chain.

### Property Features

- Council Tax: C
- EPC Rating: E
- GUIDE PRICE £300,000 - £325,000
- No Forward Chain
- Two Reception Rooms
- Ground floor Cloakroom
- Large Front and Rear Gardens
- Walking Distance to Train Station
- In Need of Modernisation
- Potential for Extension Subject to the Necessary Planning



## Interior

**Entrance Hall:** 4.3m x 1.8m (14'1" x 5'11") Double glazed window to front. Electric heater to front. Under-stairs storage cupboard. Carpet.

**GF Cloakroom:** 1.14m x 0.79m (3'9" x 2'7") Double glazed window to rear. Low level w.c. Laminate flooring.

**Lounge:** 4.11m x 3.8m (13'6" x 12'6") Double glazed box bay window to front. Gas heater to side. Carpet.

**Dining Room:** 3.58m x 3.38m (11'9" x 11'1") Double glazed window to rear. Electric heater to side. Leading to 3'08 x 2'07 storage room leading to ground floor w.c. Laminate flooring.

**Kitchen:** 2.64m x 2.26m (8'8" x 7'5") Double glazed Frosted doors to rear. Double glazed window to rear. Wall and base units with work surface over. Stainless steel sink and drainer unit with mixer tap over. Tiled back splash. Integrated oven and four ring hob with stainless steel extractor hood over.

**First Floor Landing:** 2.41m x 2.16m (7'11" x 7'1") Carpet. Built-in storage cupboard. Loft access. Doors to: -

**Bedroom 1:** 4.11m x 3.18m (13'6" x 10'5") Double glazed Box bay window to front. Two his and hers built-in wardrobes.

**Bedroom 2:** 3.58m x 3.25m (11'9" x 10'8") Double glazed window to rear. Carpet.

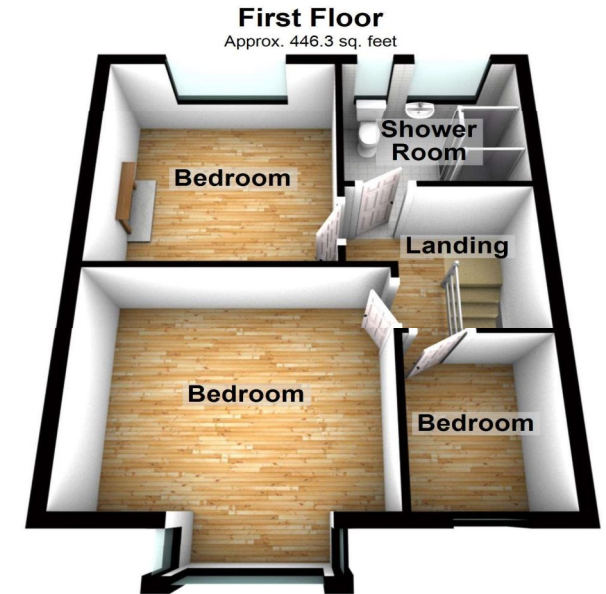
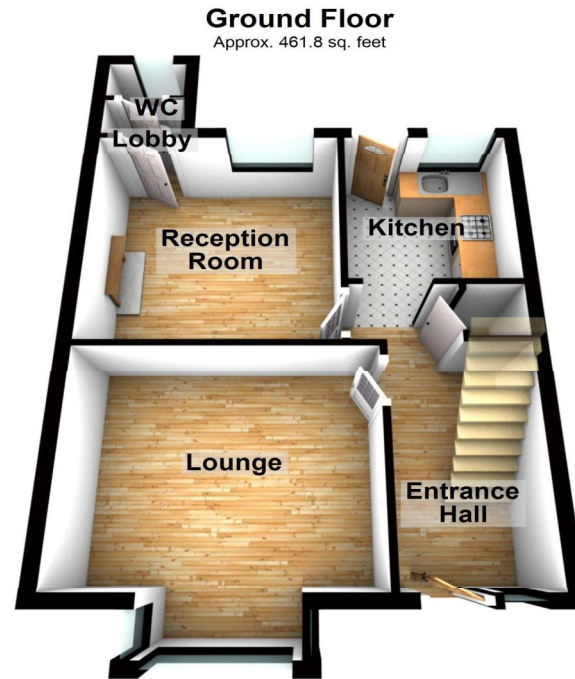
**Bedroom 3:** 2.41m x 2.1m (7'11" x 6'11") Double glazed window to front. Carpet.

**Bathroom:** 2.4m x 2.24m (7'10" x 7'4") Two double glazed windows to rear. Suite comprising shower cubicle with glass surround and tiled backsplash. Vanity sink unit with storage under. Low level w.c. Built-in storage cupboard. Laminate flooring. Access to loft hatch.

## Exterior

**Rear Garden:** Approx. 40ft: Patio area. Laid to lawn area. Shed to remain. Side pedestrian access.

**Parking:** Permit parking between 1pm-2pm.



Total area: approx. 908.1 sq. feet

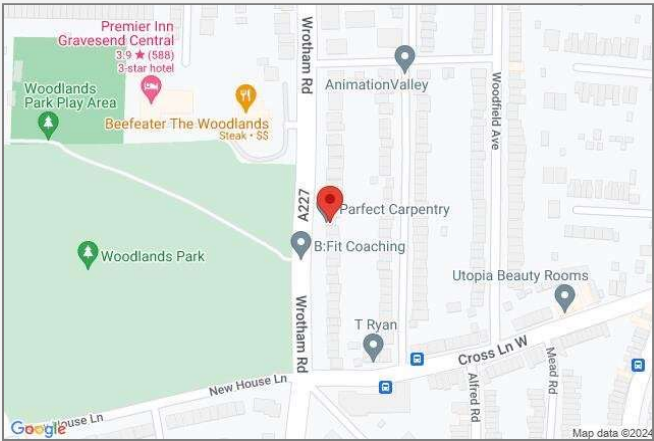
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Plan produced using PlanUp.





## Property Location

Wrotham Road, Gravesend, Kent, DA11 7LB



\*All distances from branch postcode. Train time from nearest station.

## 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.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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