



Clipper Crescent

Riverview Park | Gravesend | DA12 4NW



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Riverview Park, Gravesend, DA12 4NW

Guide Price £400,000 - £425,000

Freehold

This extended three-bedroom semi-detached house is situated in popular Riverview Park and has off road parking to front plus a garage via a shared driveway. A well-kept family home.

Benefitting from:

- Total Square Footage: 1087.2 Sq. Feet
- Entrance Porch & Hallway
- Through Lounge
- Fitted Kitchen
- Dining Room and Utility Room
- First Floor Bathroom
- Approx 50' Rear Garden
- Laminate Wood Flooring
- Neutral Decor
- Viewing Recommended
- Council Tax: D
- EPC Rating: D



Accommodation

Porch: 1.88m x 0.91m (6'2" x 3') Double glazed window to front. Double glazed door to front. Tiled flooring. Door to entrance hall.

Entrance Hall: 3.56m x 1.83m (11'8" x 6') Laminate wood flooring. Radiator. Understairs cupboard. Carpeted staircase to first floor. Coved ceiling.

Lounge: 7 (23') m x 3.6 (11'10") m (Narrowing to 3 (9'10") m) Double glazed bay window to front. Laminate wood flooring. Arch to kitchen. Access to dining room (extension).

Dining Room: 3.33m x 2.8m (10'11" x 9'2") Double glazed window to rear. Radiator. Coved and textured ceiling. Double glazed door to garden.

Kitchen: 3.15m x 2.41m (10'4" x 7'11") Double glazed windows to side. Double glazed window to rear. Fitted wall and base units with roll top work surface over. 1 1/2 bowl sink and drainer unit with mixer tap. Built-in oven and hob with extractor hood over. Wall mounted boiler. Access to utility room.

Utility Room: 2.8m x 1.45m (9'2" x 4'9") Double glazed window to rear. Double glazed door to side. Wash hand basin with cupboard below. Space and plumbing for washing machine.

First Floor Landing: Double glazed window to side. Laminate wood flooring. Access to insulated loft.

Bedroom 1: 4.14m x 3.1m (13'7" x 10'2") Double glazed window to front. Radiator. Fitted wardrobes. Built-in airing cupboard housing hot water cylinder. Coved and textured ceiling. Laminate wood flooring.

Bedroom 2: 3.43m x 3m (11'3" x 9'10") Double glazed window to rear. Radiator. Fitted wardrobes. Radiator. Laminate wood flooring.

Bedroom 3: 2.7m x 2.03m (8'10" x 6'8") Double glazed window to front. Radiator. Built-in over stairs storage cupboard. Laminate wood flooring.

Bathroom: 2m x 1.65m (6'7" x 5'5") Frosted double glazed window to rear. Suite comprising panelled bath with mixer tap and shower attachment. and independent wall mounted 'Mira Azora' shower and screen over. Vanity wash hand basin with cupboard below. Low level w.c. Tiled walls. Coved ceiling. Radiator. Vinyl flooring.





Exterior

Rear Garden: Approx. 50ft: Paved patio area. Fishpond. Astro turf area. Side pedestrian access. Large, decked area to rear.

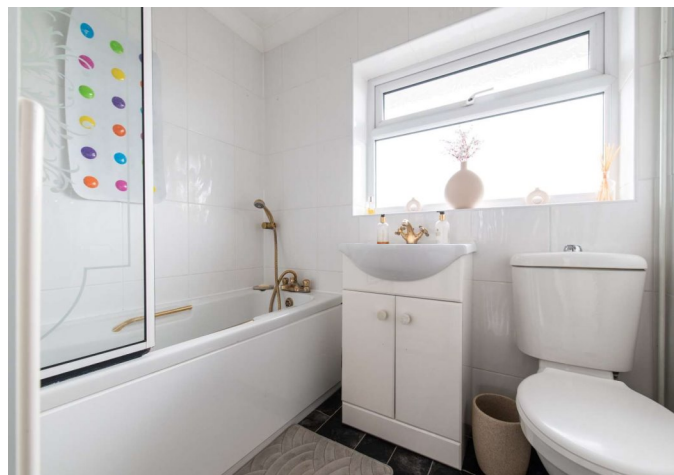
Garage: Detached garage via shared driveway.

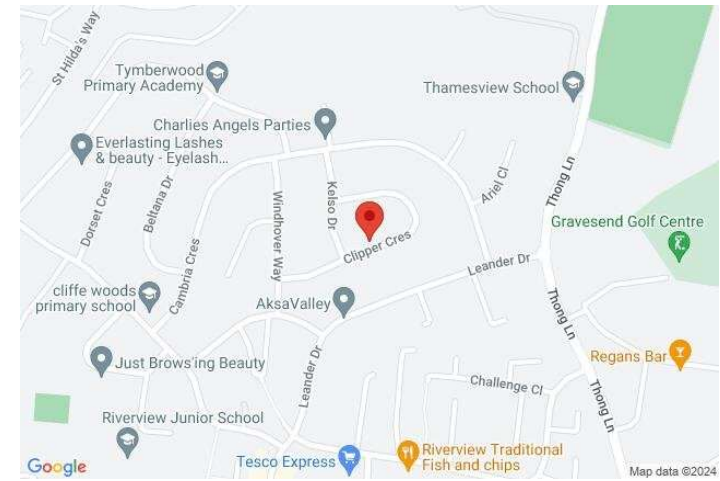
Additional Information: -

Riverview Park Is a sought-after residential area built back in the 1960's. The area is ideally located with schools, shops Cascades Sports Centre all within walking distance. The A2 motorway is only a short drive away, with great access to London. There are also regular buses into Gravesend Town and British Rail Station offering services to Ebbsfleet International.

Council Tax - D

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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Ground Floor

Approx. 652.8 sq. feet



First Floor

Approx. 404.5 sq. feet



Total area: approx. 1057.2 sq. feet

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