



**ROBINSON
MICHAEL
& JACKSON**
LOCAL OFFICE
01474 333111
FOR SALE

Chalky Bank
Gravesend | Kent | DA11 7NZ



Chalky Bank

Gravesend, Kent, DA11 7NZ

£650,000

Freehold

Introducing this rarely available three-bedroom detached property on the sought after Chalky Bank comes complete with open plan living, good sized bedrooms and an immaculately kept garden.

Benefitting from:

- Total Square Footage: 1573.3 Sq. Ft.
- Detached property
- Open plan Living
- Generous Driveway
- Immaculate Condition
- Stunning Garden
- Sought After Location
- Walking Distance to Town Centre & Gravesend Train Station (1.8 Miles).
- Council Tax: E
- EPC Rating: D



Accommodation

Entrance Hall: 2.77m x 2.3m (9'1" x 7'7") Double glazed frosted front door. Built-in storage. Wood flooring. Doors to: -

GF W.C.: - 2.95m x 0.9m (9'8" x 2'11") Double glazed frosted window to side. Low level w.c Wash hand basin. Heated towel rail. Tiled flooring.

Lounge: 4.2m x 3.28m (13'9" x 10'9") Double glazed window to rear. Radiator. Electric fireplace. Carpet.

Laundry Room: 2.87m x 2.18m (9'5" x 7'2") Double glazed frosted window to side. Radiator. Built-in washing machine and tumble dryer. Sink and drainer unit. Tiled flooring.

Dining Room: 4.42m x 3.48m (14'6" x 11'5") Double glazed doors to rear. Electric fireplace. Tiled flooring. Under-floor heating. Opening to: -

Kitchen: 3.84m x 3m (12'7" x 9'10") Double glazed window to front. Wall and base units with Granite top work surface over. Granite breakfast bar with cupboards under. Built-in fridge. Sink and drainer unit. Built-in oven and hob with extractor hood over. Spotlights. Under-floor heating.

Office: 1.83m x 1.47m (6' x 4'10") Double glazed window to front. Double glazed door to front. Tiled flooring. Door to: -

Utility Room: 3.58m x 1.83m (11'9" x 6') Double glazed door to rear. Howdens wall and base units with Granite work surface over. Sink unit with mixer tap over. Built-in microwave. Free standing fridge freezer. Wine fridge. Wine rack. Spotlighting. Tiled flooring. Under-floor heating.

First Floor Landing: 2.26m x 1.83m (7'5" x 6') Built-in cupboard. Loft hatch to partially boarded loft. Carpet. Doors to: -

Bedroom 1: 4.8m x 3.48m (15'9" x 11'5") Double glazed door opening on to Juliett Balcony to rear. Radiator. Eaves storage. Carpet.

Bedroom 2: 3.4m x 2.57m (11'2" x 8'5") Double glazed window to rear. Radiator. Carpet.

Bedroom 3: Double glazed window to front. Built-in cupboard. Carpet.

Bathroom: 3.6m x 1.96m (11'10" x 6'5") Double glazed frosted window to side. Suite comprising freestanding bath. Walk-in shower cubicle. Wash hand basin. Low level w.c. Heated towel rail. Tiled flooring. Under-floor heating.





Exterior

Rear Garden: 64'10 x 36'2: Tiled patio area. Laid to lawn area. Pond. Shrubs. Side pedestrian access. Fence enclosed.

Brick Built Garden Room: 11'7 x 9'1: 3 Skylights. Open sides. Tiled flooring.

Summerhouse: 12'3 x 8'4: Double glazed window to front and side. Electric heater.

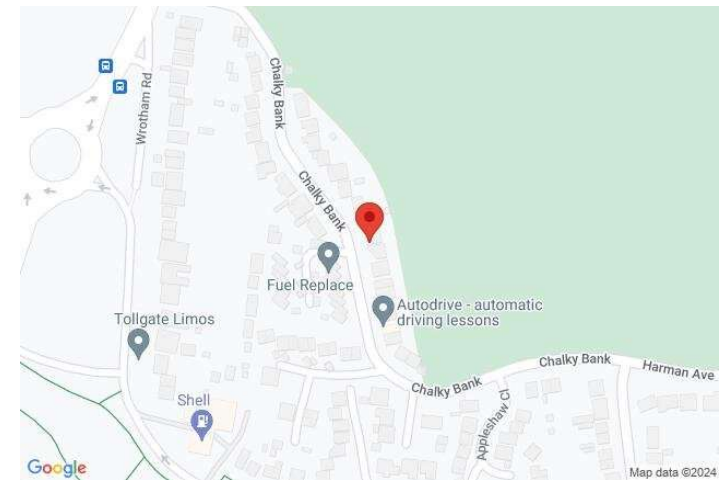
Additional Information

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.

Council Tax - E

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.

Andy Plaistowe - Branch Partner
 01474 333111
 Robinson Michael & Jackson
 21A & B King Street,
 Gravesend,
 DA12 2EB
gravesend@robinson-jackson.com

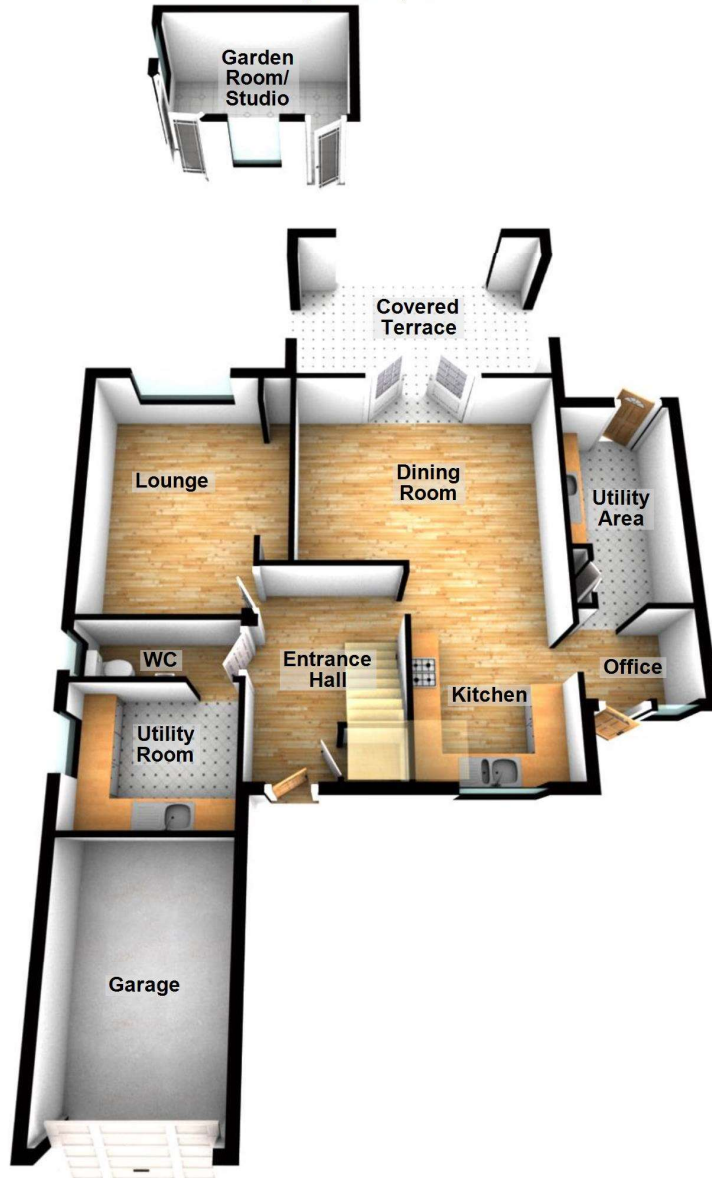


SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 1058.9 sq. feet



First Floor

Approx. 514.4 sq. feet



Total area: approx. 1573.3 sq. feet

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.
Plan produced using PlanUp.



ROUTE
US
66

FORGIVE ME
FOR IVE GOTTEN
THE
LAST
AND AFTER ALL
YOU'RE MY
WONDERWALL

WINMAU
Winmau
The World's Best Darts

WINMAU
W