



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

# Taunton Vale

Gravesend | Kent | DA12 5RB







# Taunton Vale

Gravesend, Kent, DA12 5RB

Guide Price £375,000 - £400,000

Freehold

Located in a cul-de-sac location with easy access to Valley Drive amenities and transport links is this immaculately presented 4-bedroom family home with double driveway to front and landscaped garden.

## Benefitting from:

- Total Square Footage: 1024.6 Sq. Ft
- Immaculately Presented
- 4 Well Proportioned Bedrooms
- Separate Lounge to Front
- New Boiler Within the Last Year
- Brand New Bathroom
- Additional First Floor W.C.
- Double Driveway to Front
- Landscaped Rear Garden
- Side and Rear Access
- Easy Access to Amenities and Transport
- School Catchment Area
- Council Tax: C
- EPC Rating: C





## Accommodation

**Entrance Hall:** 3.84m x 1.78m (12'7" x 5'10") Laminate flooring. Radiator. Doors to: -

**Lounge:** 4.45m x 3.5m (14'7" x 11'6") Double glazed window to front. Radiator. Feature fireplace with wooden mantle surround with gas fire inset. (Gas capped off currently). Laminate flooring.

**Kitchen:** 5.4m x 3.68m (17'9" x 12'1") Double glazed window to rear. Double glazed frosted window to rear. Double glazed frosted door to rear. Wall and base units with work surface over. Radiator. Sink and drainer unit with mixer tap. Fridge, freezer and oven to remain. Water softener. Tiled flooring.

**First Floor Landing:** 5.26m x 2.03m (17'3" x 6'8") Laminate flooring. Built-in airing cupboard housing hot water tank. Loft hatch via pull down ladder. Doors to: -

**Bedroom 1:** 3.53m x 3.53m (11'7" x 11'7") Two double glazed window to front. Radiator. Spotlights. Laminate flooring.

**Bedroom 2:** 3.58m x 3.33m (11'9" x 10'11") Double glazed window to front. Radiator. Built-in storage cupboard. Laminate flooring.

**Bedroom 3:** 3.05m x 2.57m (10' x 8'5") Double glazed window to rear. Radiator. Laminate flooring.

**Bedroom 4:** 3.02m x 2.1m (9'11" x 6'11") Double glazed window to rear. Radiator. Laminate flooring.

**Bathroom:** 2.03m x 1.78m (6'8" x 5'10") Double glazed frosted window to rear. Suite comprising panelled bath with waterfall power shower. Vanity sink unit with storage under. Low level w.c. Heated towel rail. Vanity mirror with sensor lighting to remain. Tiled walls. Tiled flooring.

**Separate W.C.:** 1.57m x 0.81m (5'2" x 2'8") Low level w.c. Vanity sink unit with storage under. Heated towel rail. Tiled walls. Tiled flooring.







## Exterior

Rear Garden: Approx. 50ft: Three functional tiers. Shed to remain. Rear and side pedestrian access shared with neighbour.

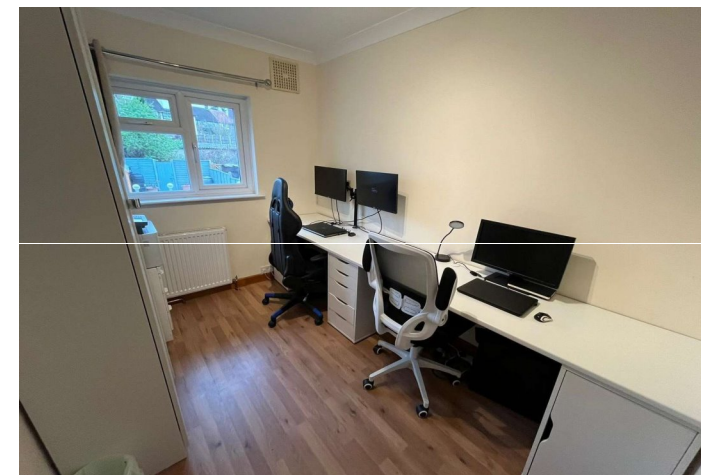
Parking: Double driveway to front.

## Additional Information

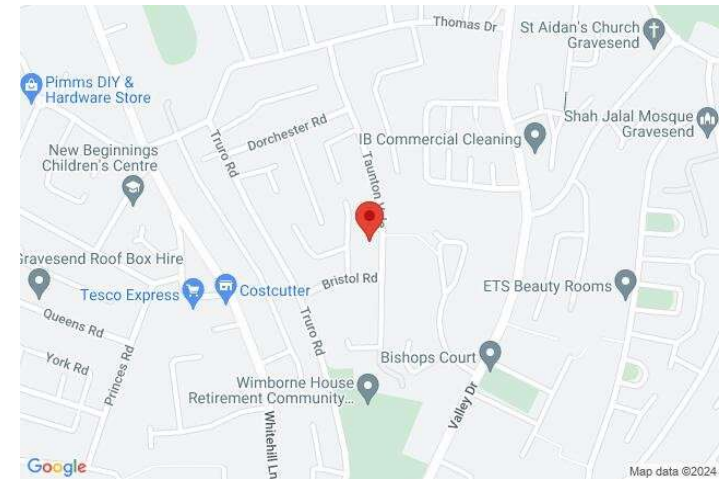
Taunton Vale is situated close to Valley Drive with local shops and mini supermarket within walking distance. Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls.

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.

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

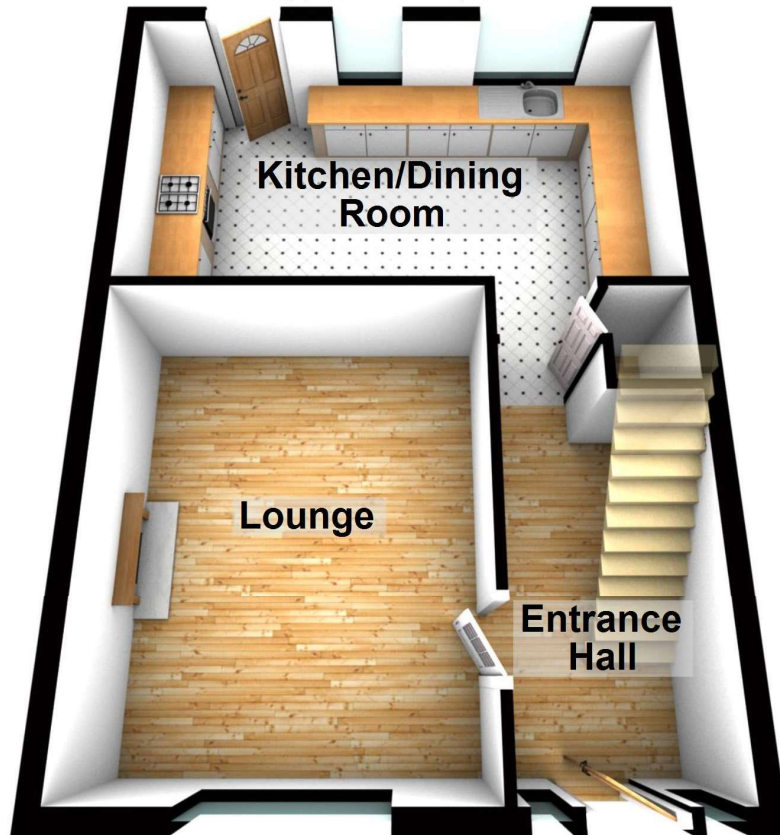
SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**



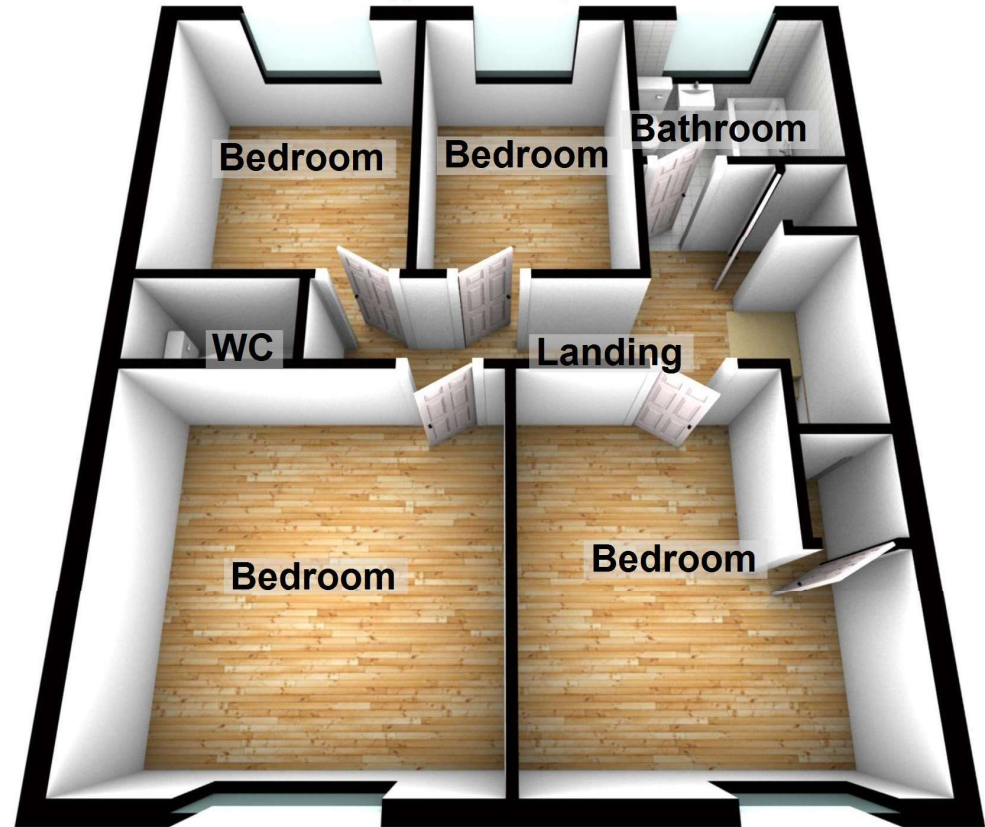
### Ground Floor

Approx. 450.4 sq. feet



### First Floor

Approx. 574.2 sq. feet



Total area: approx. 1024.6 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.



