



Yale

69

Alexandra Road

Gravesend | Kent | DA12 2QG



Alexandra Road

Gravesend, Kent, DA12 2QG

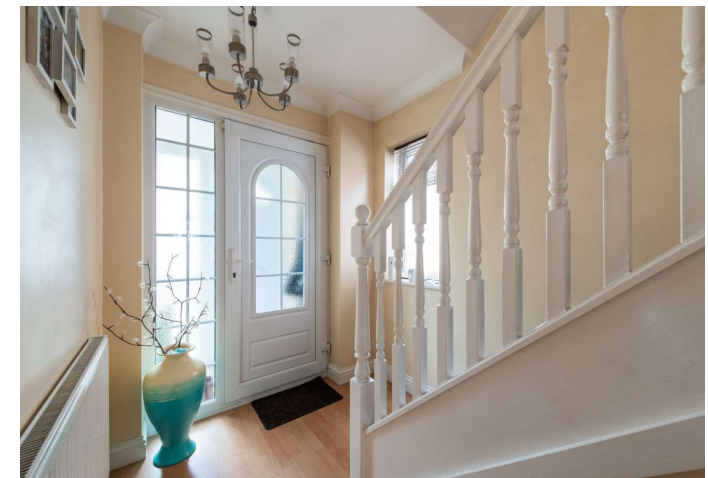
Guide Price £375,000 - £400,000

Freehold

This immaculately presented, unique family home is located on the popular residential Alexandra Road and benefits from a triple driveway to front. Viewing recommended to appreciate.

Benefitting from:

- Total Square Footage: 1,077 Sq. Ft.
- Spacious Family Home
- Very Well Kept Internally
- Large South Facing Conservatory
- Porch
- Triple Driveway to Front
- Walking Distance to Train Station and Town Centre
- School Catchment Area
- Easy Access to Transport and Amenities
- Substantial Amount of Potential to Extend Subject to Any and All Planning Permissions
- Council Tax: D
- EPC Rating: D



Accommodation

Porch: 1.68m x 0.86m (5'6" x 2'10") Double glazed door to hallway. Laminate flooring. Door to: -

Entrance Hall: 3.2m x 1.85m (10'6" x 6'1") Double glazed window to side. Stairs to first floor. Under-stairs storage cupboard housing meters. Radiator. Laminate flooring. HIVE to remain.

Lounge: 7.04m x 3.43m (23'1" x 11'3") Double glazed bay window to front. Radiator. Spotlights. Electric fireplace. Laminate flooring. Double glazed French doors to rear.

Conservatory: 5.84m x 3.9m (19'2" x 12'10") Double glazed French door to rear and double glazed window surround. Radiator x 2. Laminate flooring.

Kitchen: 3m x 2.54m (9'10" x 8'4") Double glazed window to rear. Wall and base units with roll top work surface over. Tiled splash back. Stainless steel sink unit with mixer tap over. Integrated oven and four ring gas hob with extractor hood over. Space for appliances. Wall mounted boiler. Tiled flooring.

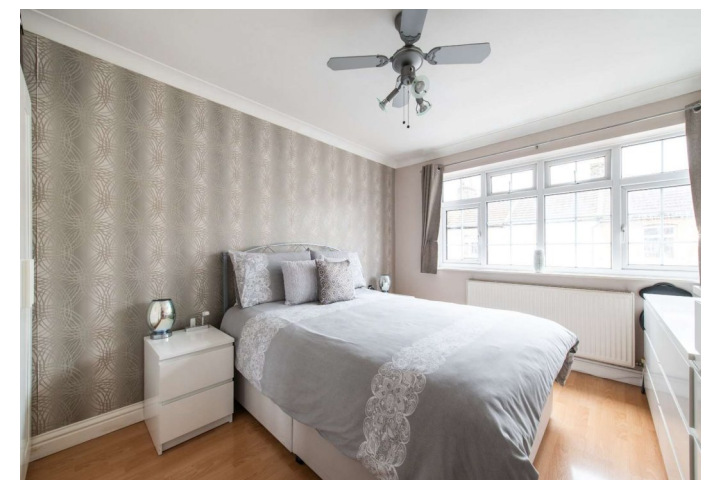
First Floor Landing: 2.5m x 1.88m (8'2" x 6'2") Double glazed window to side. Access to loft. Carpet. Doors to:-

Bedroom 1: 3.66m#11 x 3.05m (12'#11 x 10') Double glazed window to front. Radiator. Laminate flooring.

Bedroom 2: 3.48m x 3.05m (11'5" x 10') Double glazed window to rear. Radiator. Laminate flooring.

Bedroom 3: 2.97m x 2.3m (9'9" x 7'7") Double glazed window to front. Radiator. Storage cupboard with heated radiator. Laminate flooring.

Bathroom: 2.36m x 1.7m (7'9" x 5'7") Double glazed frosted window to rear and side. Suite comprising panelled bath with shower over. Pedestal wash hand basin. Low level w.c. Heated towel rail. Spotlights. Laminate flooring.





Exterior

Rear Garden: Approx. 35ft: Patio area. Decked area. Shed to remain with electricity on separate board. Side pedestrian access to both sides.

Driveway: Parking for three cars.

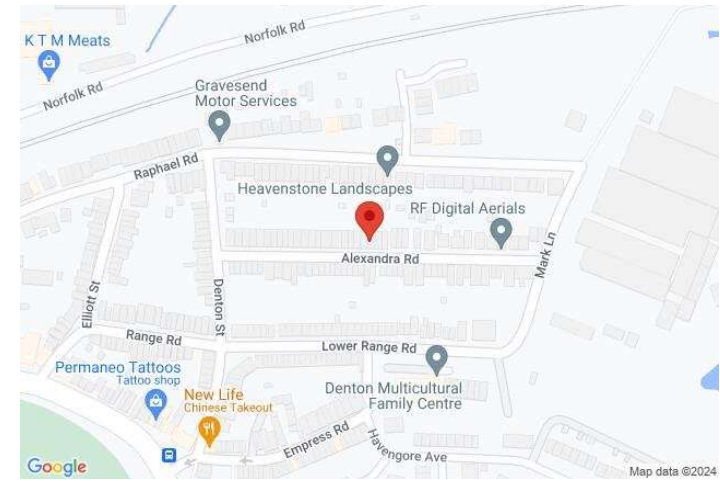
Additional Information

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.

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



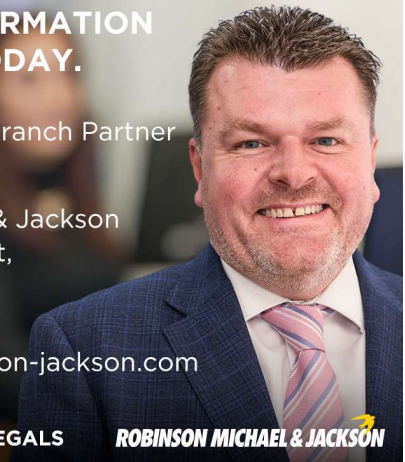
(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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

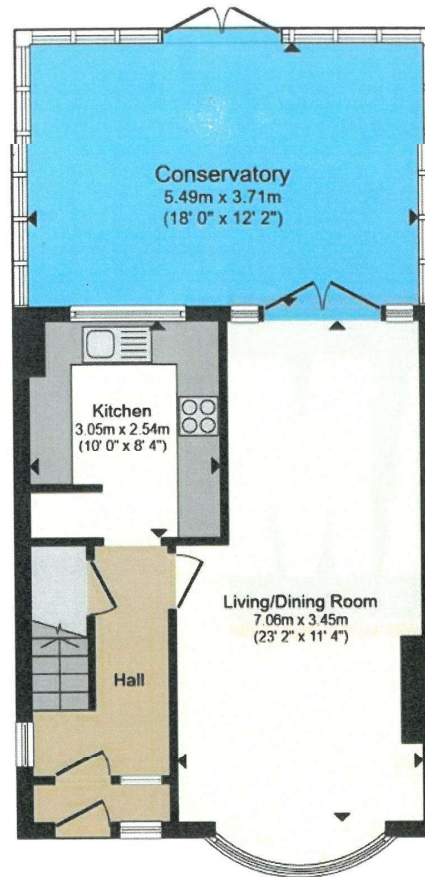
SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

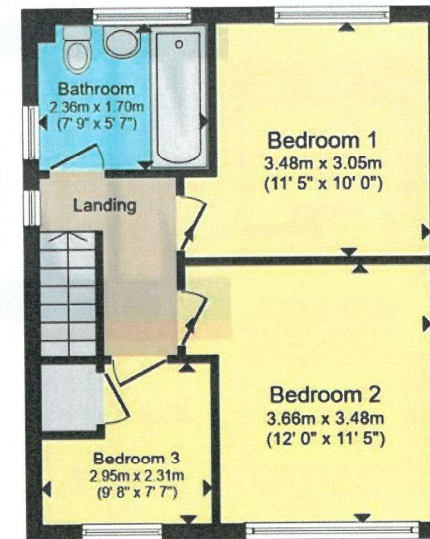


Floorplan for 3 bedroom detached house for sale in Alexandra Road, Gravesend, DA12 - Guide Price £400,000

FLOOR-PLAN



Ground Floor



First Floor

Total floor area 100.0 sq.m. (1,077 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Yale

69

69