



Stanbrook Road | Gravesend, Kent, DA11 0JW



Guide Price £260,000-£270,000

Freehold

ROBINSON MICHAEL & JACKSON

Our service will *move* you

Stanbrook Road, Gravesend

GUIDE PRICE £260,000-£270,000

Introducing this extended two bedroom end of terrace on Stanbrook Road. With exceptional potential throughout, this one is certainly a first time buyers dream.

Property Features

- Council Tax: B
- EPC Rating: E
- Total Square Footage: 911.9 Sq. Ft.
- Great Potential
- Extended by conservatory
- Integrated wardrobes
- Two good sized reception rooms
- Residents Parking on Street
- Sought After Location



Interior

Entrance: Double glazed door into:-

Lounge: 4.65m x 3.86m (15'3" x 12'8") Double glazed bay window to front. Radiator. Electric fire. Carpet.

Dining Room: 4.22m x 3.89m (13'10" x 12'9") Double glazed door to rear. Built-in cupboard. Wood flooring.

Conservatory: 5.46m x 2.72m (17'11" x 8'11") Double glazed doors to rear. Double glazed window to side. Wood flooring.

Kitchen: 3.1m x 2.46m (10'2" x 8'1") Wall and base units with roll top work surface over. Integrated oven, microwave and hob with extractor hood over. Sink and drainer unit. Free standing washing machine. Free standing wine rack. Wood flooring.

First Floor Landing: Doors to:-

Bedroom 1: 3.89m x 3m (12'9" x 9'10") Two double glazed windows to front. Radiator. Built-in wardrobe. Carpet.

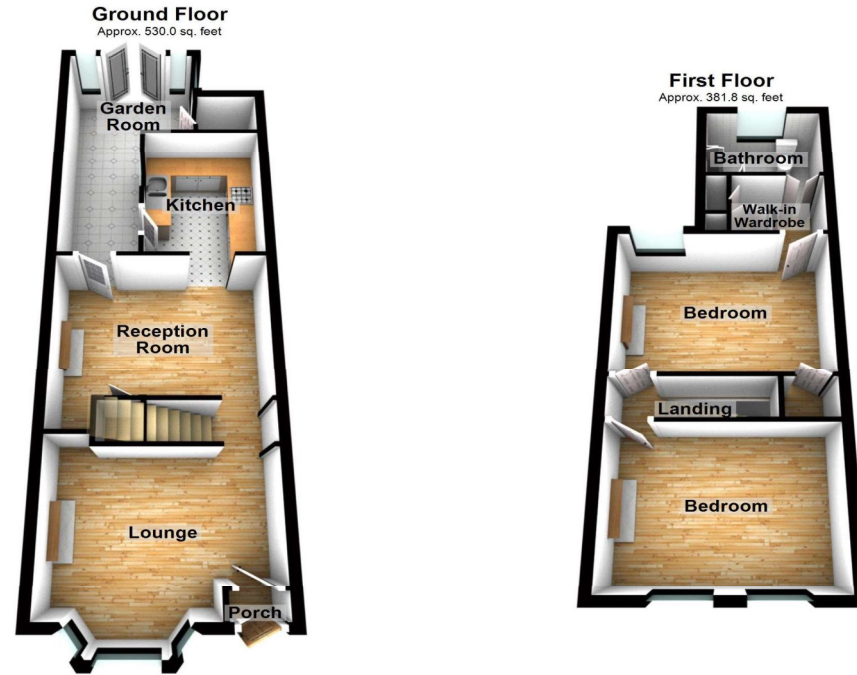
Bedroom 2: 3.3m x 3.3m (10'10" x 10'10") Double glazed window to rear. Radiator. Built-in wardrobe. Wood flooring. Door to:-

Dressing Room: 1.65m x 1.35m (5'5" x 4'5") Walk-in wardrobe. Tiled flooring. Spotlights. Door to:-

Bathroom: 2.26m x 1.88m (7'5" x 6'2") Double glazed frosted window to rear. Suite comprising shower cubicle. Wash hand basin. Low level w.c. Heated towel rail. Tiled walls. Tiled flooring. Spotlights.

Exterior

Rear Garden: Approx. 25'2 x 14': Astroturf. Decked area. Shed to remain.



Total area: approx. 911.9 sq. feet

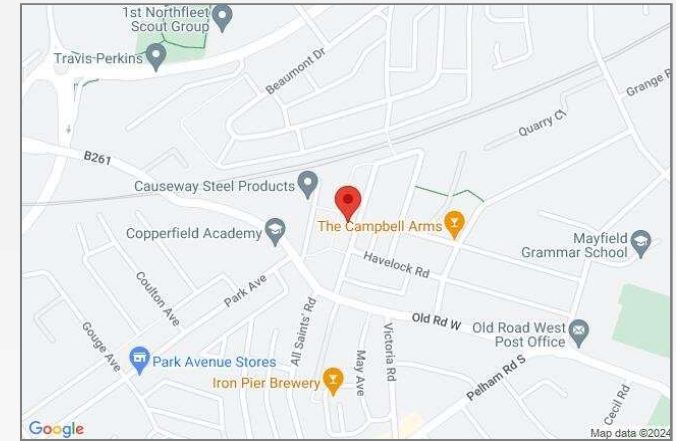
Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.





Property Location

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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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