



# Readers Close

Gravesend | Kent | DA12 2FN





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Gravesend, Kent, DA12 2FN

OIEO £450,000

Freehold

This stunning 2-bedroom detached bungalow is only the 2nd one to be offered for sale since they were built in 2019. With beautifully landscaped rear garden, internal viewing is recommended.

## Benefitting from:

- Total Square Footage: 812 Sq. Ft.
- Accessed Via Private Driveway
- Two Allocated Parking Spaces
- En-suite To Master Bedroom
- Bespoke Built-in Wardrobes
- Bespoke Shutters
- Upgraded Kitchen
- Landscaped Garden with Outbuilding
- Council Tax: E
- EPC Rating: B





## Accommodation

**Entrance Hall:** Double glazed entrance door into hallway. Built-in storage cupboard. Radiator. Loft hatch to part boarded loft housing the boiler. Laminate flooring. Doors to: -

**Lounge:** 4.4m x 3.7m (14'5" x 12'2") Double glazed French doors to rear. Radiator. Oak sliding doors to kitchen diner. Laminate flooring.

**Kitchen Diner:** 6.5m x 2.67m (21'4" x 8'9") Double glazed window to rear. Spotlighting. Wall and base units with work surface over. Sink and drainer unit with mixer tap over. Integrated oven and four ring ceramic hob with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. Pendant lighting. Laminate flooring. Oak sliding doors to lounge.

**Bedroom 1:** 3.45m x 3.45m (11'4" x 11'4") Double glazed window to front with bespoke shutters to remain. Radiator. Built-in wardrobe with mirrored front and power point. Carpet.

**En-Suite:** Suite comprising Walk in shower. Vanity wash hand basin with storage under. Low level w.c. Heated towel rail. Tiled walls. Tiled flooring. Spotlights.

**Bedroom 2:** 3.96m x 2.9m (13' x 9'6") Double glazed window to front with bespoke shutters to remain. Built-in wardrobes with mirrored front and ariel point inside. Carpet.

**Bathroom:** Suite comprising panelled bath with shower over. Vanity wash hand basin with storage under. Low level w.c. Heated towel rail. Tiled walls. Tiled flooring. Spotlights.







## Exterior

Rear Garden: Approx. 13'1 x 8'2 cabin with double glazed window to side. Supplied with power and light. Indian sandstone patio area in functional tiers. Patio area.

Parking: Two spaces (both for number 2).

## Additional Information

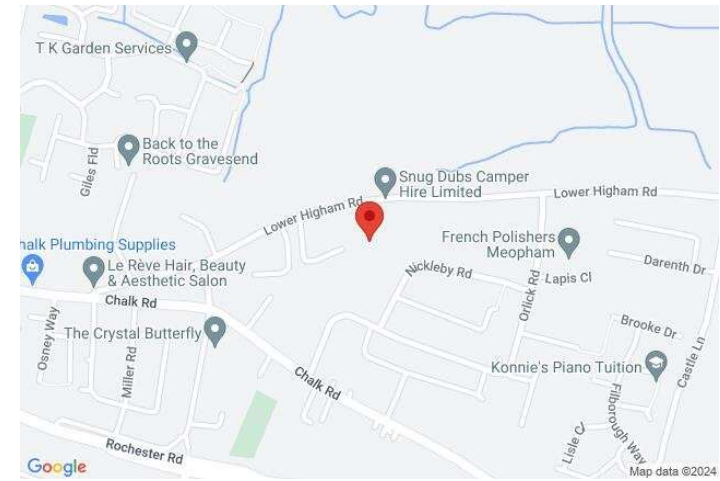
Chalk is a sought-after village on the edge of Gravesend. Local schools, sport centre and amenities are within a short driving distance. Chalk benefits from many fields nearby which is ideal for walkers and owners with dogs. There is also parade of shops within walking distance which include a hairdresser, local store, dentist and doctors' surgery.

Council Tax - E

EPC Rating - B







## 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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### SCHEDULE OF ROOM SIZES (Plots 3 - 6)

GROUND FLOOR	Finished room sizes (Metric)	Finished room sizes (Imperial)
Lounge	4.40m x 3.70m	(14'5" x 12'2")
Kitchen /Dining	6.50m x 2.66m	(21'4" x 8'9")
Bedroom 1	3.51m x 3.47m	(11'6" x 11'5")
Bedroom 2	3.96m x 2.89m	(13'0" x 9'6")

Total gross internal floor area: 75.5m sq / 812 sq ft.

PLOTS 3 & 4 Semi-detached • PLOTS 5 & 6 Detached



