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LOCAL OFFICE  
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**FOR SALE**

**Chalky Bank**  
Gravesend | Kent | DA11 7NY



# Chalky Bank

Gravesend, Kent, DA11 7NY

OIEO £350,000

Freehold

This extended three bedroom semi detached house is situated in the popular Singlewell area of Gravesend offering potential for off road parking to front and offered with the benefit of no chain.

## Benefitting from:

- Total Square Footage: 978.8 Sq. Ft.
- Entrance Hall
- Through Lounge
- Separate Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Part Double Glazing
- Gas Central Heating
- Approx 50' Garden
- Potential for Drive to front
- Council Tax: D
- EPC Rating: D



## Accommodation

**Entrance Hall:** Entrance door into hallway. Staircase to first floor. Under-stairs storage cupboard. Doors to:-

**Lounge:** 7.82m x 3.33m (25'8" x 10'11") Double glazed window to front. Double glazed window to rear. Carpet. Double radiator. Coved and textured ceiling.

**Dining Room:** 3.05m x 2.72m (10' x 8'11") Double glazed window to rear. Double glazed window to side. Wall mounted boiler. Radiator. Vinyl flooring.

**Kitchen:** 3.05m x 2.24m (10' x 7'4") Double glazed window to side. Fitted wall and base units with roll top work surface over. 1 1/2 bowl sink and drainer unit. Access to dining room.

**First Floor Landing:** Window to side. Built-in cupboard. Double radiator. Carpet. Doors to:-

**Bedroom 1:** 3.5m x 3m (11'6" x 9'10") Double glazed window to rear. Radiator. Fitted wardrobes. Carpet.

**Bedroom 2:** 2.87m x 2.08m (9'5" x 6'10") Window to rear. Carpet.

**Bedroom 3:** 2.84m x 2.1m (9'4" x 6'11") Double glazed window to front. Built-in cupboard. Fitted wardrobe. Carpet.

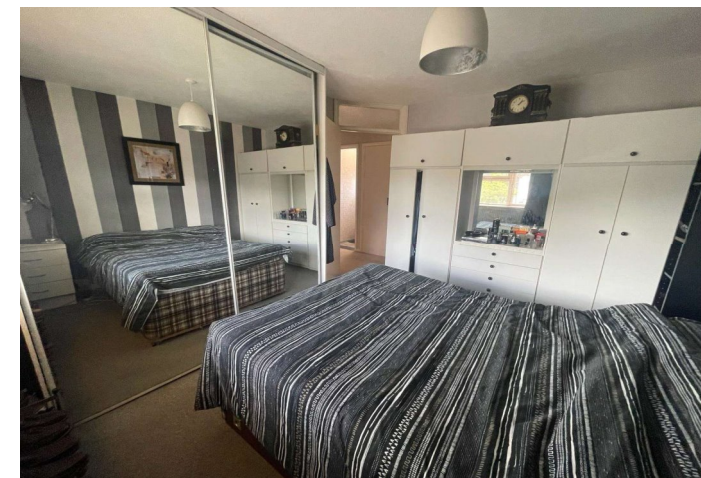
**Bathroom:** Frosted window to rear. Suite comprising panelled bath and pedestal wash hand basin. Radiator.

**Separate W.C.** Frosted window to rear. Low level w.c.

## Exterior

**Rear Garden:** Approx. 50ft: Laid to lawn. Shed to remain. Rear pedestrian access.

**Parking:** Potential for own drive to front subject to normal planning permissions.



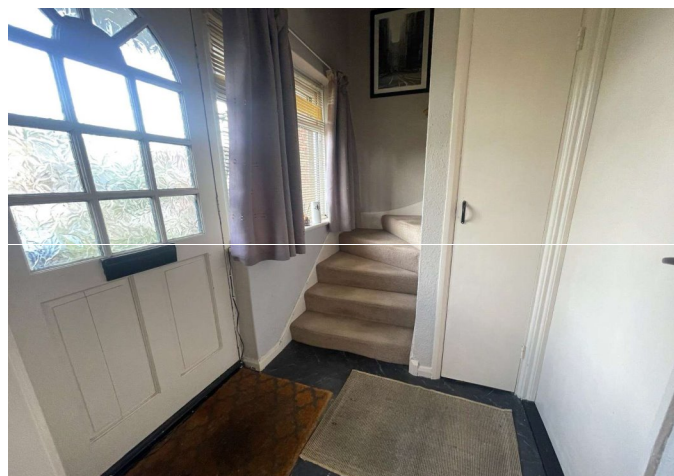
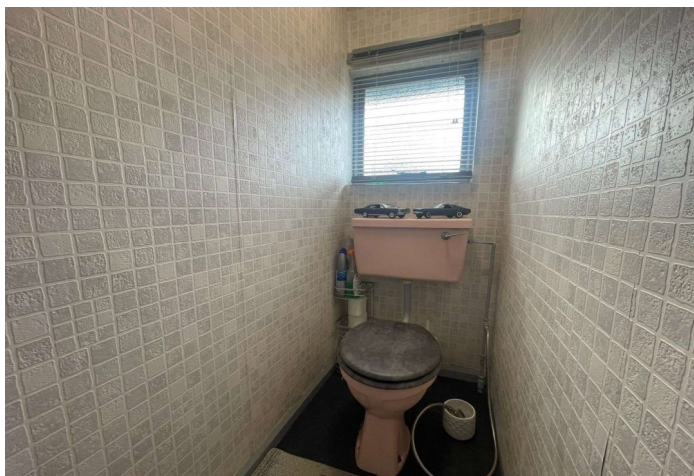


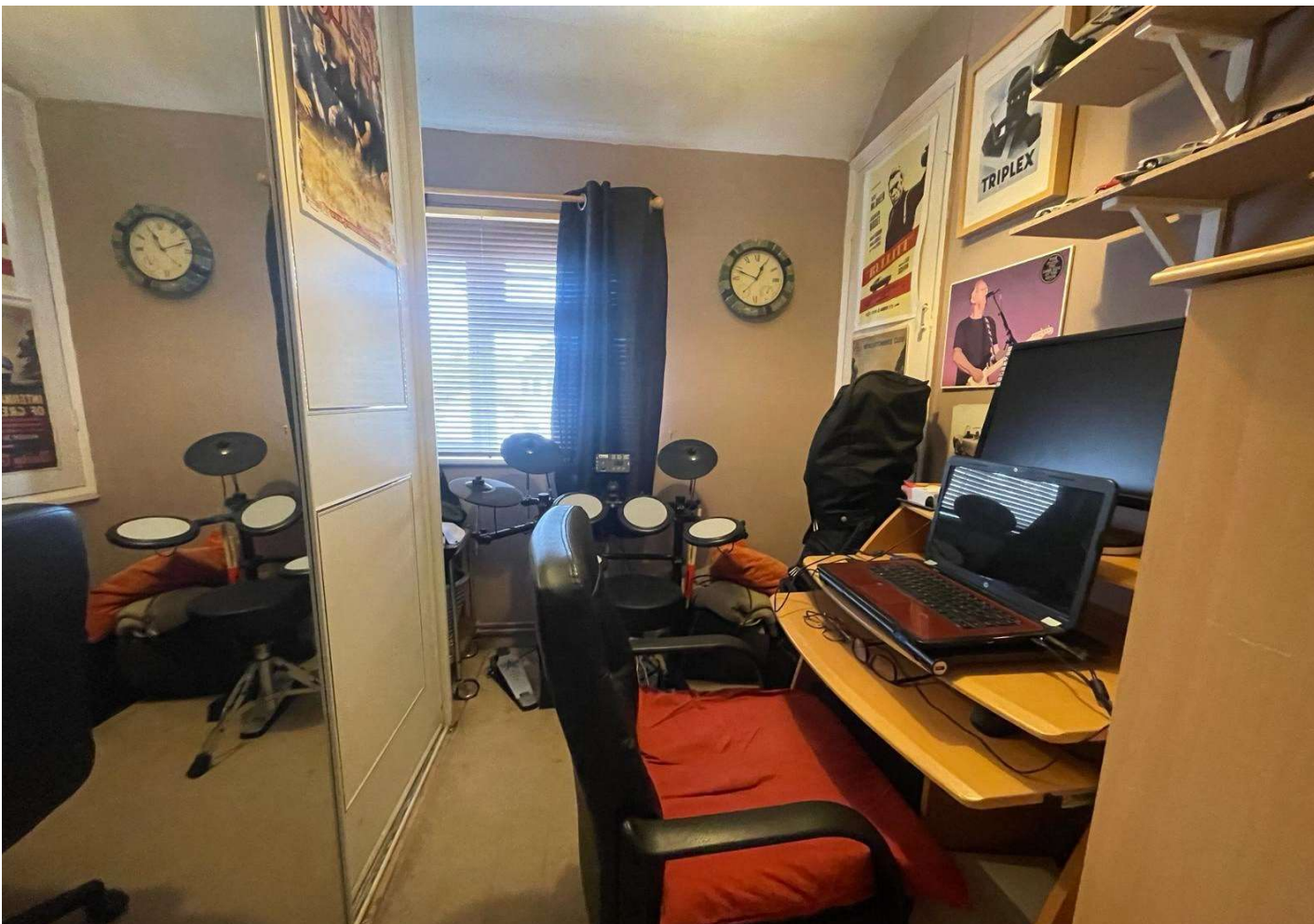
## Additional Information

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.

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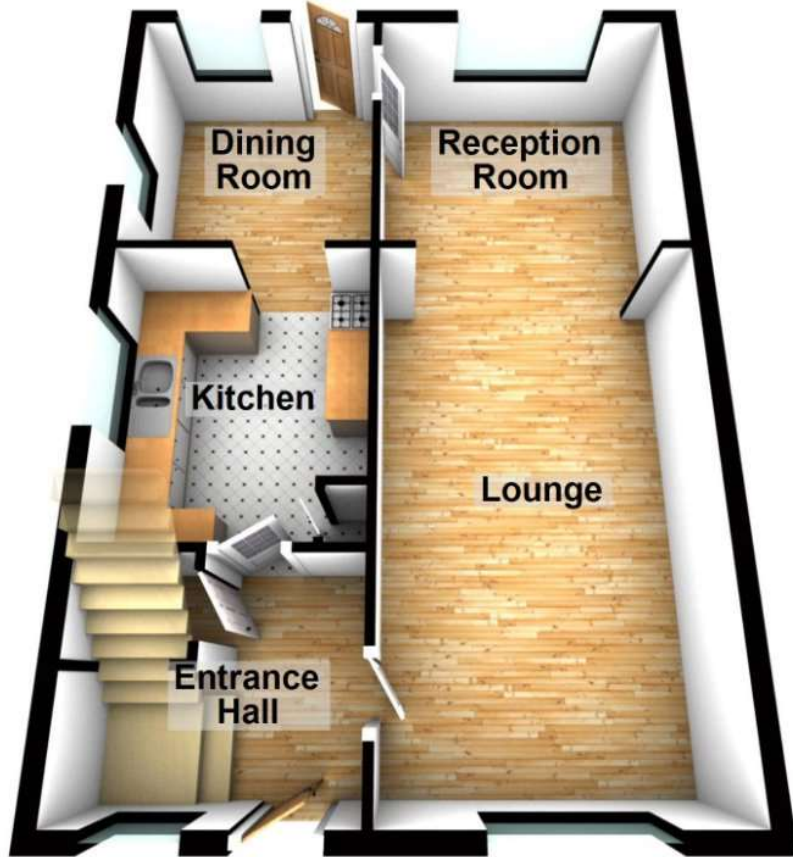


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### Ground Floor

Approx. 583.2 sq. feet



### First Floor

Approx. 395.6 sq. feet



Total area: approx. 978.8 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.

