



This well presented bay fronted house of character has been refurbished to a high standard and redecorated throughout with Farrow & Ball.

The generous accommodation comprises:

Entrance hall, lounge, kitchen-breakfast room, dining-conservatory, utility room, downstairs WC, first floor landing, 3 bedrooms and luxury bathroom. Outside there is an elevated front garden, rear garden and easily accessible detached garage accessible from the garden.

EPC Band: C

Council Tax Band: D

45 Trosley Avenue

Gravesend, Kent, DA11 7QN



£1,650 Per Calendar Month

DIRECTIONS

From our Meopham office proceed North along the A227 Wrotham Road passing under the A2 and heading in to Gravesend. Follow this road for approximately half a mile and turn right at the traffic lights into Cross Lane West. Turn first left into Trosley Avenue and the property is found further along on the left hand side.

VIEWING

Strictly by prior appointment through KINGS.

ACCOMMODATION WITH APPROXIMATE DIMENSIONS

Storm porch with inset LED down-lights. Double-glazed door to:

ENTRANCE HALL

14'4" x 7'0"

Radiator in cabinet. Stairs to first floor landing with cupboard and storage display cabinet under. Inset LED down-lights. Coved ceiling. Laminate wood floor.

LOUNGE

13'11" x 12'11"

Double-glazed window to front. Radiator. Feature multi-fuel stove. Coved ceiling. Laminate wood floor.

KITCHEN/BREAKFAST ROOM

11'11" x 12'4"

Multi-paned feature double doors with adjacent full height windows to rear onto conservatory. Radiator. The kitchen is fitted with matching cream wall and base units with work surfaces over. Central island with solid oak top, storage below and breakfast bar. Inset ceramic one and half bowl sink unit with mixer tap. Built-in stainless steel John Lewis oven. Inset Neff gas hob. Integrated Bosch dishwasher. Integrated fridge/freezer in matching unit to remain. Localised tiling. Inset LED down-lights to coved ceiling. Extractor fan. Ceramic tiled floor.

CONSERVATORY/DINING ROOM

10'5" x 8'11"

Double-glazed French doors to rear onto garden and double-glazed window over-looking the garden. Electric radiator in cabinet. Polycarbonate roof. Ceramic tiled floor.

UTILITY ROOM

8'6" x 8'4"

Incorporating the WC. Double-glazed window to rear. Matching cream wall and base units with laminate work surfaces over. Inset single ceramic sink unit. Plumbing and space for an automatic washing machine. Space for further appliances. Localised tiling. Airing cupboard housing hot water cylinder. Coved ceiling with inset LED down-lights. Ceramic tiled floor.

DOWNSTAIRS CLOAKROOM

Double-glazed patterned window to rear. Radiator. Close coupled WC. Wall mounted wash hand basin with mixer tap. Localised tiling. Coved ceiling. Ceramic tiled floor.

FIRST FLOOR LANDING

Access to loft via hatch. Coved ceiling. Fitted carpet.

BEDROOM 1

12'9" x 11'0"

Double-glazed bay window to front. Radiator. Built-in single and double wardrobes. Coved ceiling. Fitted carpet.

BEDROOM 2

11'11" x 11'6"

Double-glazed window to rear. Radiator. Built-in double wardrobe cupboards. Coved ceiling. Fitted carpet.

BEDROOM 3

8'11" x 7'11"

Double-glazed window to front. Radiator. Coved ceiling. Fitted carpet.

BATHROOM

8'6" x 8'5"

Two double-glazed windows to rear. Luxury suite comprising: roll top double ended traditional style bath with centrally mounted mixer tap and shower fitting handset. Pedestal wash hand basin. Close coupled WC. Double width shower enclosure with a traditional style shower with over-head drencher rain head. Vertical chrome towel radiator. Localised tiling. Coved ceiling with inset down-lights. Wall mounted extractor fan. Ceramic tiled floor.

OUTSIDE

FRONT GARDEN

Elevated front garden with shingle beds with shrubs. Paved area.

REAR GARDEN

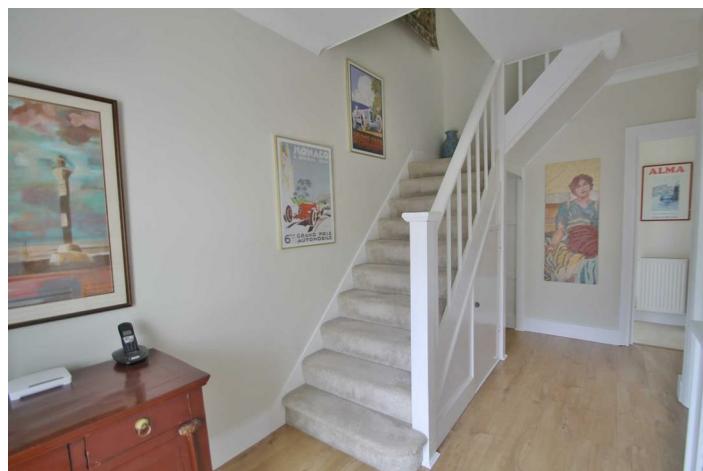
Exterior cupboard housing gas boiler supplying central heating and hot water with light and power. Paved patio with rockery. Laid to lawn. Paved path. At the end of the L-shaped garden there are steps down giving access to:

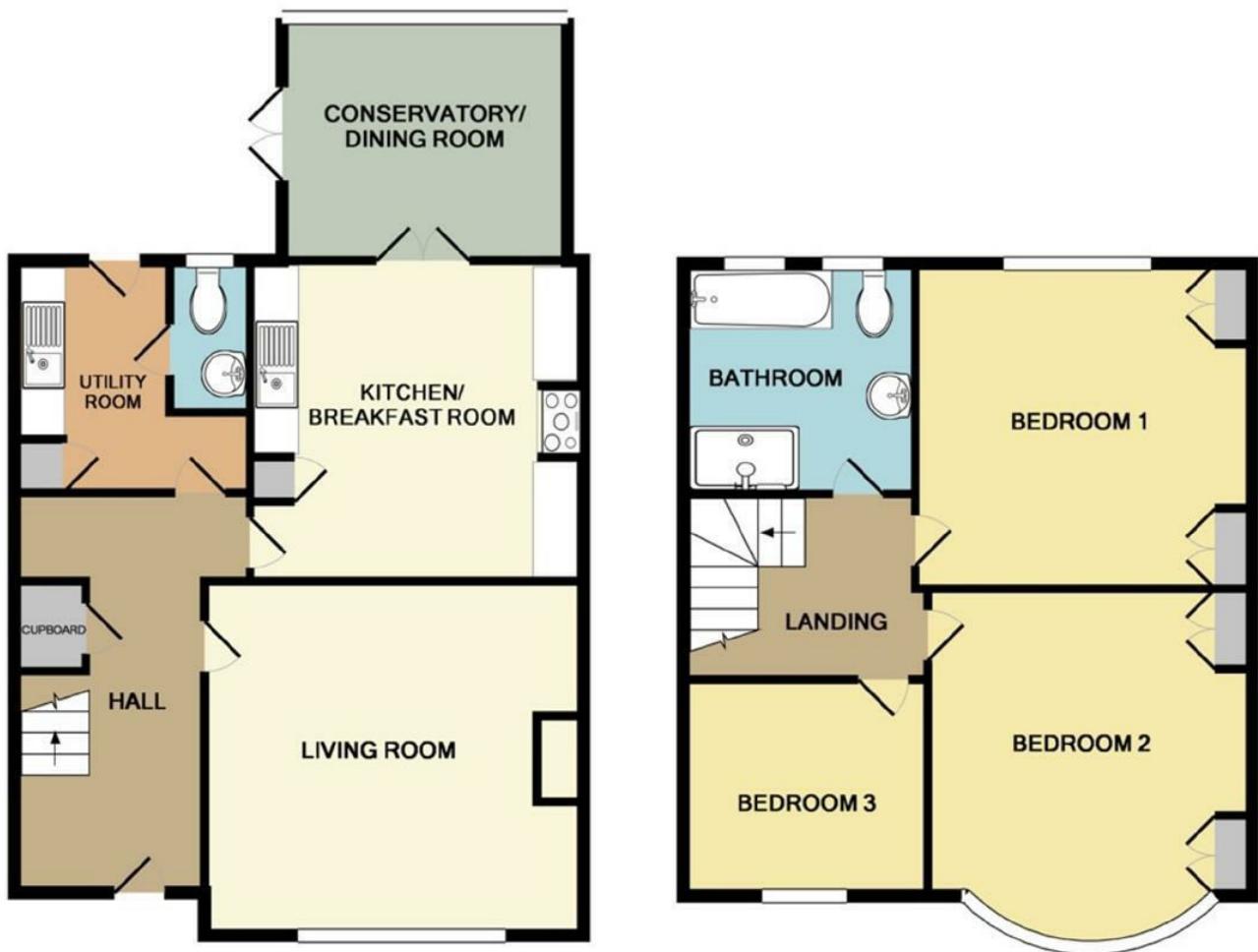
SINGLE GARAGE

18'0" x 8'11"

Upvc door with adjacent double-glazed window. Up and over door. Light and power. Recently re-roofed. Unlike many properties of this era the garage is actually useable being of good size and also accessible from the road, not from a narrow rear lane.







GROUND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 SQ.M.)
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