



St. Francis Avenue, Gravesend, DA12 4SZ
Guide price £475,000 Freehold

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The Homes Group are delighted to offer to the market this beautifully presented and extended four bedroom semi-detached family home which has been recently been redesigned & refurbished and is offered with no forward chain. Located within the sought after Riverview Park development just a short walk from schools and local shops.

Features to note include a new 17'6 x 8'8 kitchen/diner with double doors to rear garden, a new 10'6 x 6' utility room and new ground floor cloakroom plus new windows, new flooring plus a new block paved driveway to the side and front of the house too.

The ground floor consists of a new entrance porch, hallway, a 24'10 x 11'9 living room which is open to the 17'6 x 8'8 kitchen/diner, utility room and cloakroom.

Upstairs there are three double bedrooms and a good sized single bedroom plus a family bathroom.

There is a 52' x 32' rear garden with patio areas and a garage to the side. The driveway provides parking for two cars to the side and one to the front.

Enclosed Porch

8'7 x 3'6 (2.62m x 1.07m)

Entrance Hall

11' x 6' (3.35m x 1.83m)

Living Room

24'10 x 11'9 (7.57m x 3.58m)

Kitchen/Diner

17'6 x 8'8 (5.33m x 2.64m)

Utility Room

10'6 x 8' (3.20m x 2.44m)

Ground Floor Cloakroom

Landing

6'10 x 6'7 (185.93m x 2.01m)

Bedroom One

14'10 x 11'4 (4.52m x 3.45m)

Bedroom Two

19'9 x 7'6 (6.02m x 2.29m)

Bedroom Three

10' x 9'8 (3.05m x 2.95m)

Bedroom Four

9' x 6'7 (2.74m x 2.01m)

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

Rear Garden

52' x 32' (15.85m x 9.75m)

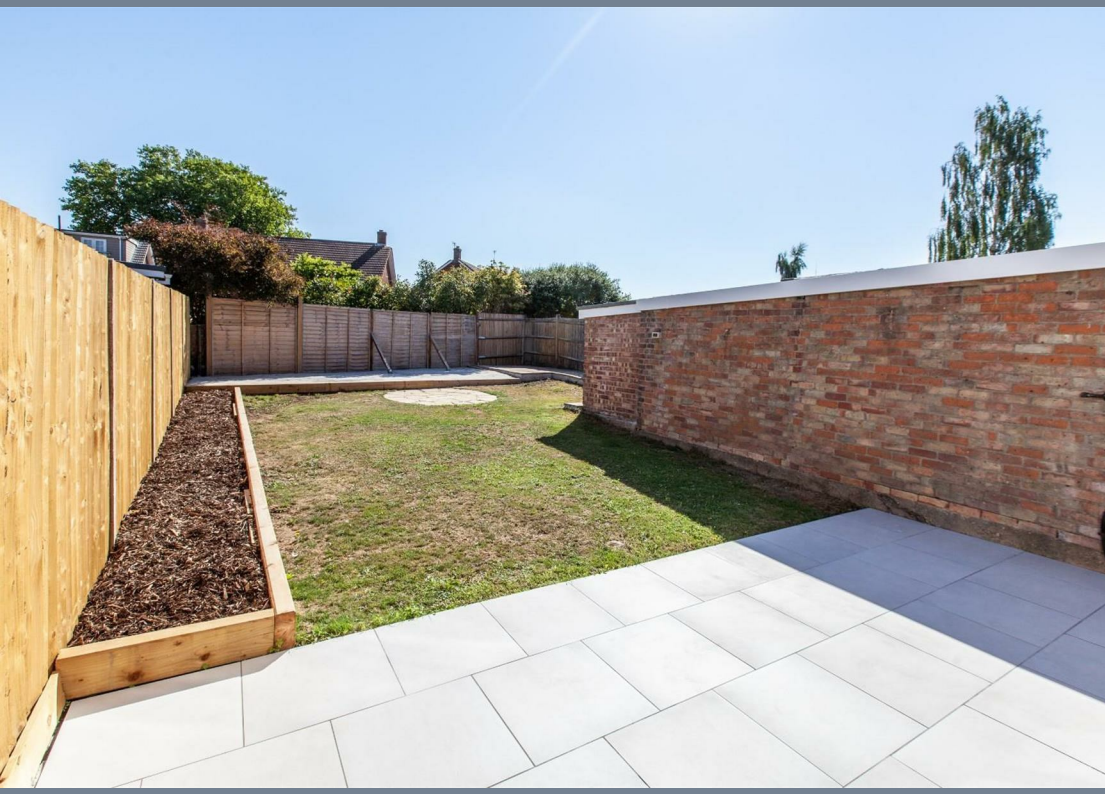
Garage to side.

Driveway

Tenure - Freehold

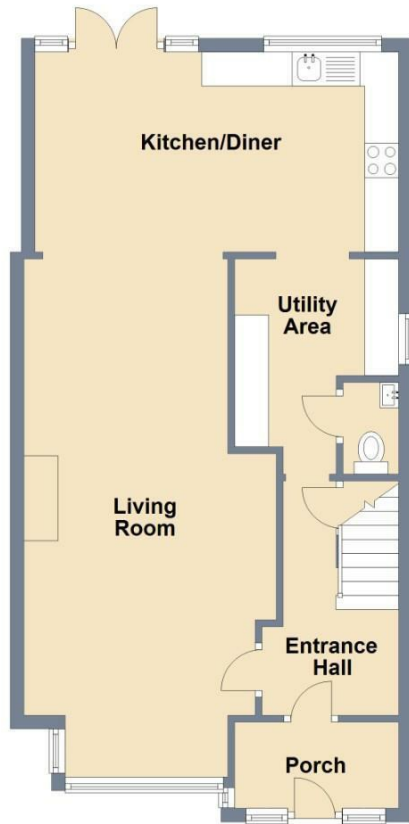
Council Tax - Band D





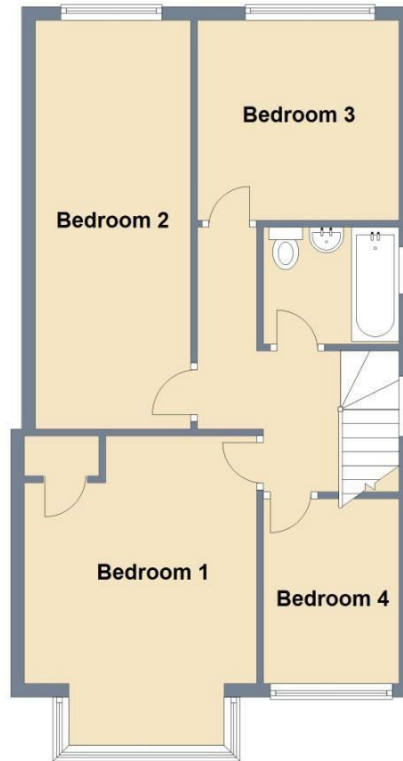
Ground Floor

Approx. 58.8 sq. metres (633.2 sq. feet)

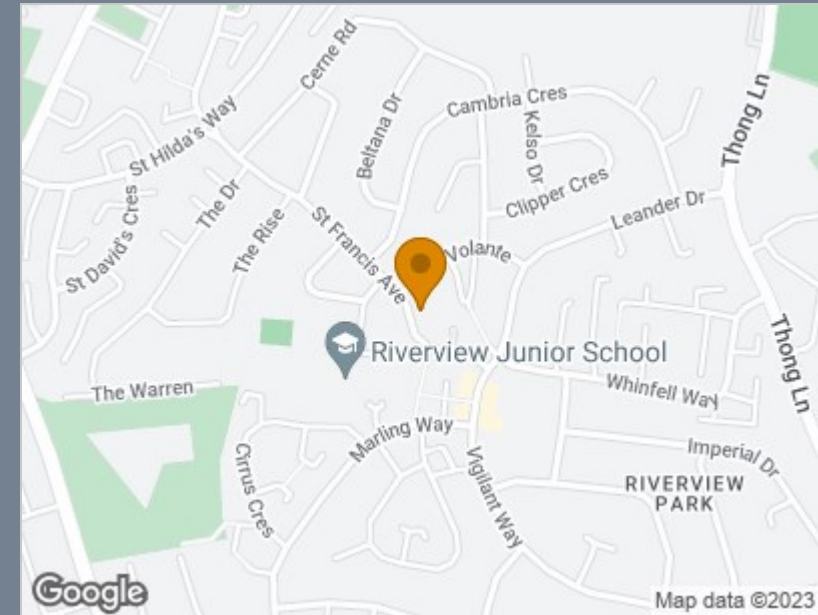


First Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



Total area: approx. 113.7 sq. metres (1223.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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