



THE
HOMES
GROUP



Calderwood, Gravesend, DA12 4QH
Guide price £550,000 Freehold



Guide Price £550,000 - £600,000 The Homes Group are delighted to present this four bedroom detached house located in a sought after cul-de-sac location in Gravesend. The accommodation on the ground floor comprises of an entrance hall, a 16'9 x 13' living room which opens into the 10'3 x 8'4 dining room, a 12'10 x 10'10 conservatory, a 12' x 10'1 fitted kitchen and a separate utility room plus a ground floor cloakroom. On the first floor there are four bedrooms with the main bedroom boasting an en-suite shower room and built in wardrobes, the second and third bedrooms also have built in wardrobes and there is a family bathroom. From the landing there are stairs to the games room/fifth bedroom which is currently used as a hobby room however given its size (24'5 narrowing to 17' x 9'4), this could easily be used as a bedroom, playroom or office. There is a built in cupboard in the fifth bedroom too. There is a well kept 35' x 32' garden to the rear and a driveway to the front for three cars plus a 16'9 x 8' integral garage with an electric roller door.

There are solar panels installed at the property which the owner uses batteries to store the power plus an electric vehicle charging point.

Entrance Hallway
7'3 x 6'4 (2.21m x 1.93m)

Living Room
16'9 x 13' (5.11m x 3.96m)

Dining Room
10'3 x 8'4 (3.12m x 2.54m)

Conservatory
12'10 x 10'9 (3.91m x 3.28m)

Kitchen
12' x 10' (3.66m x 3.05m)

Utility Room
6'9 x 5'5 (2.06m x 1.65m)

Ground Floor Cloakroom

Landing

Bedroom One
13'9 to wardrobes x 11'1 (4.19m to wardrobes x 3.38m)

En-suite Shower Room

Bedroom Two
9'5 x 8'1 to wardrobes (2.87m x 2.46m to wardrobes)

Bedroom Three
9'4 x 8'2 (2.84m x 2.49m)

Bedroom Four
8'1 x 7'2 (2.46m x 2.18m)

Bathroom

Games Room/Bedroom Five (Second Floor)
24'5 narrowing to 17' x 9'4 (7.44m narrowing to 5.18m x 2.84m)

Integral Garage
16'9 x 8' (5.11m x 2.44m)

Rear Garden

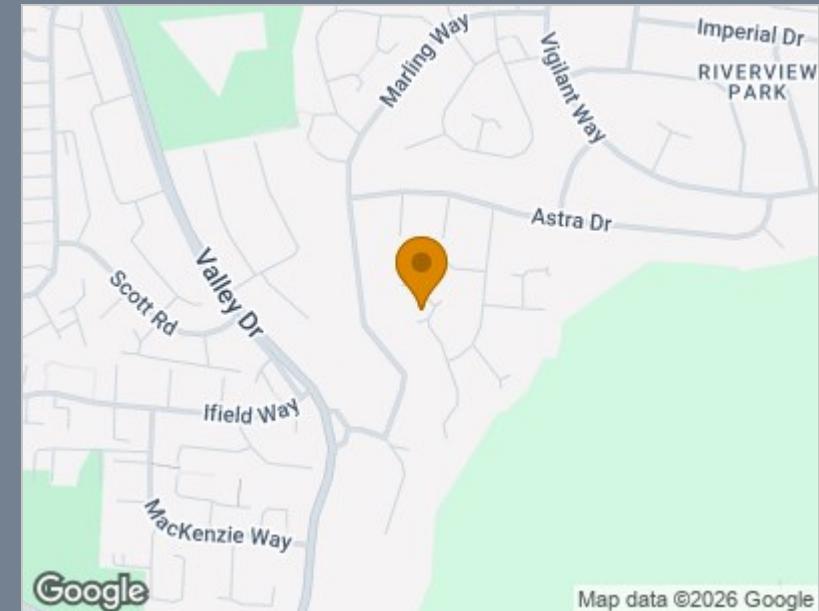
Driveway for Three Cars

Tenure - Freehold

Council Tax - Band F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
80	83	
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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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