



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

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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)

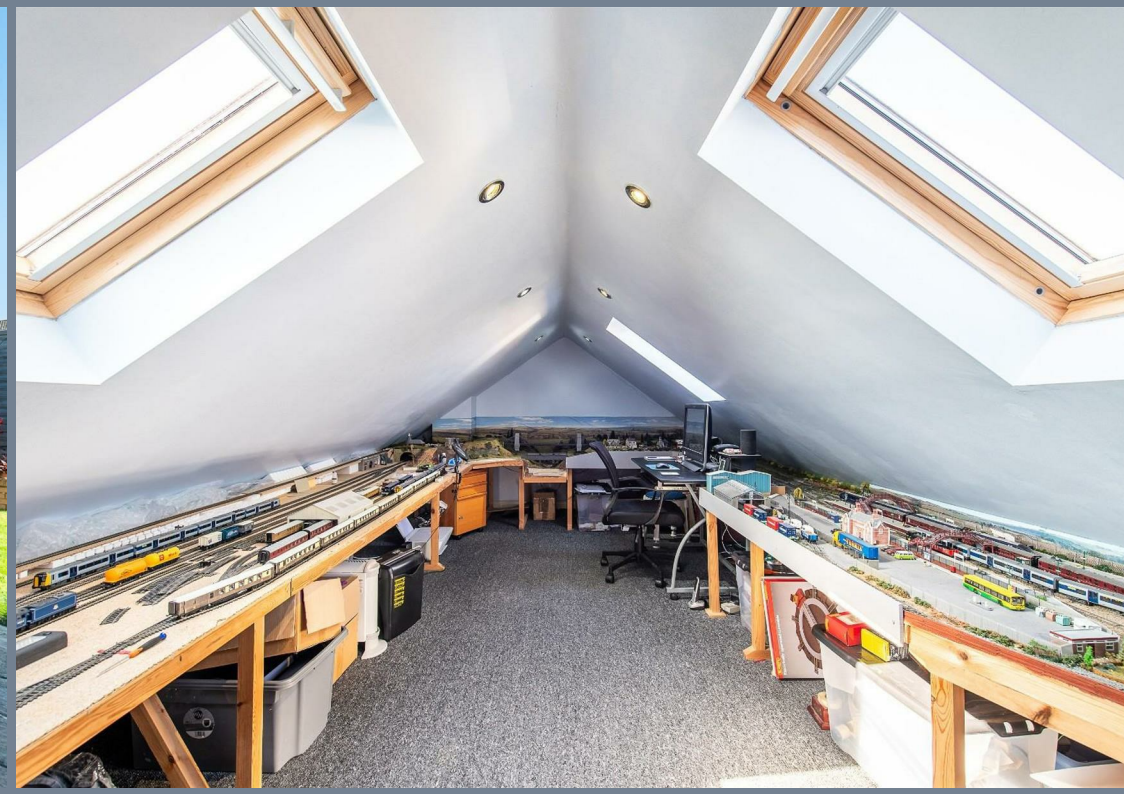
Rear Garden

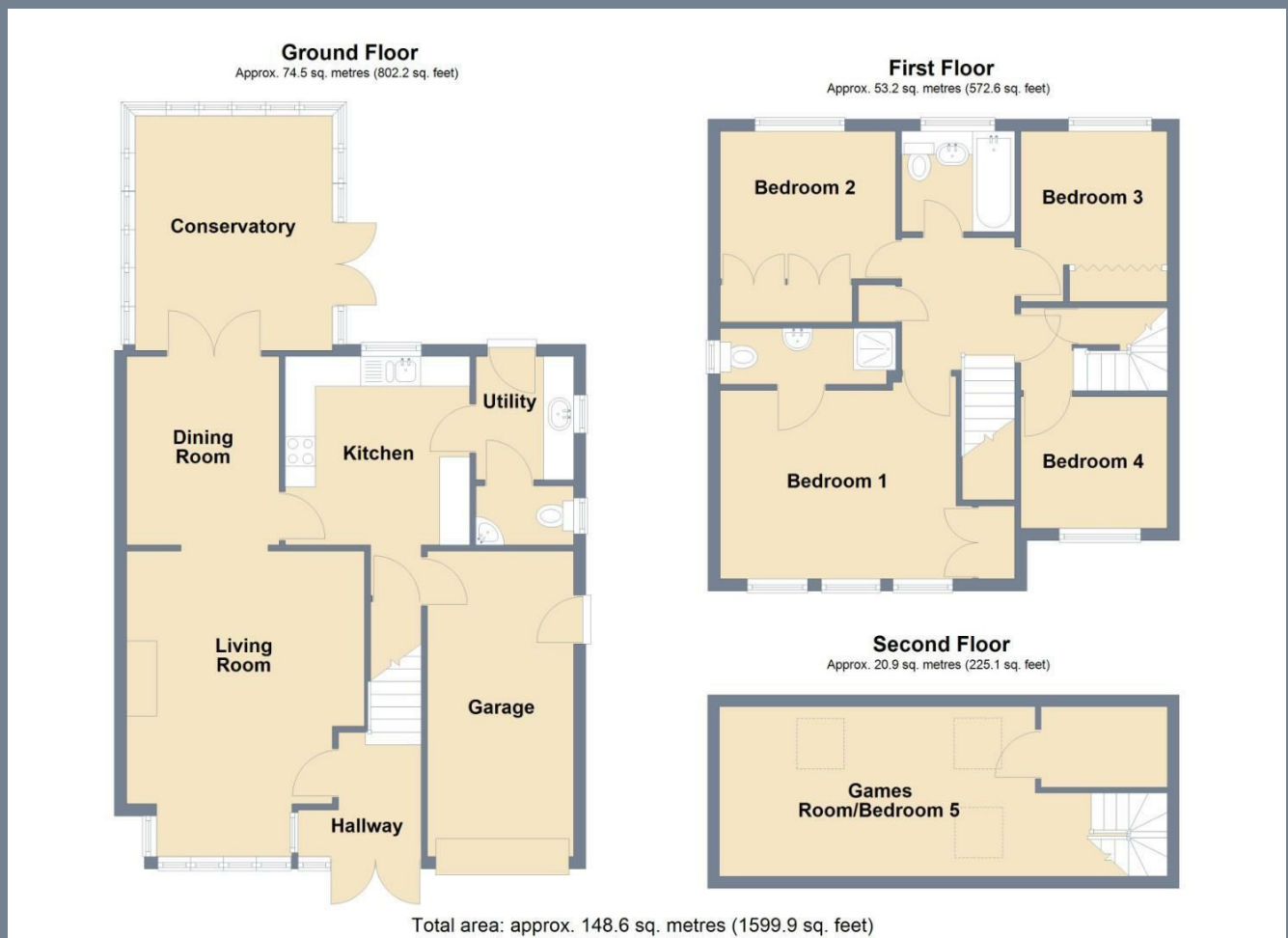
Driveway for Three Cars

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	80	83
(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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