



Glen View, Gravesend, DA12 1LP  
Asking price £375,000 Freehold

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The Homes Group are delighted to present to the market this very spacious three-bedroom end of terrace property. Set in a sought-after location, adjoining the Windmill Hill Conservation area and Echo Square, this house could make the perfect family home.

Benefits include: Three double bedrooms, 21'2 fitted open plan kitchen/diner, 18'4 lounge leading to the balcony, spacious bathroom with a bath and double shower, double glazing, central heating, rear garden with side access, integral garage (potential to convert to bedroom/study - subject to building regulations), driveway and front garden. The layout of the rooms as below:

**Entrance Hall**

16'2 x 7'0 at widest (4.93m x 2.13m at widest)

**Bedroom One**

14'2 x 9'9 (4.32m x 2.97m)

**Bedroom Two**

13'3 x 9'9 (4.04m x 2.97m)

**Bathroom**

11'0 x 8'11 (3.35m x 2.72m)

**Landing**

**Kitchen/Dining Room**

21'2 x 9'0 (6.45m x 2.74m)

**Living Room**

18'4 x 12'2 (5.59m x 3.71m)

**Balcony**

13'4 x 6'1 (4.06m x 1.85m)

**Bedroom Three**

11'0 x 8'10 (3.35m x 2.69m)

**Integral Garage**

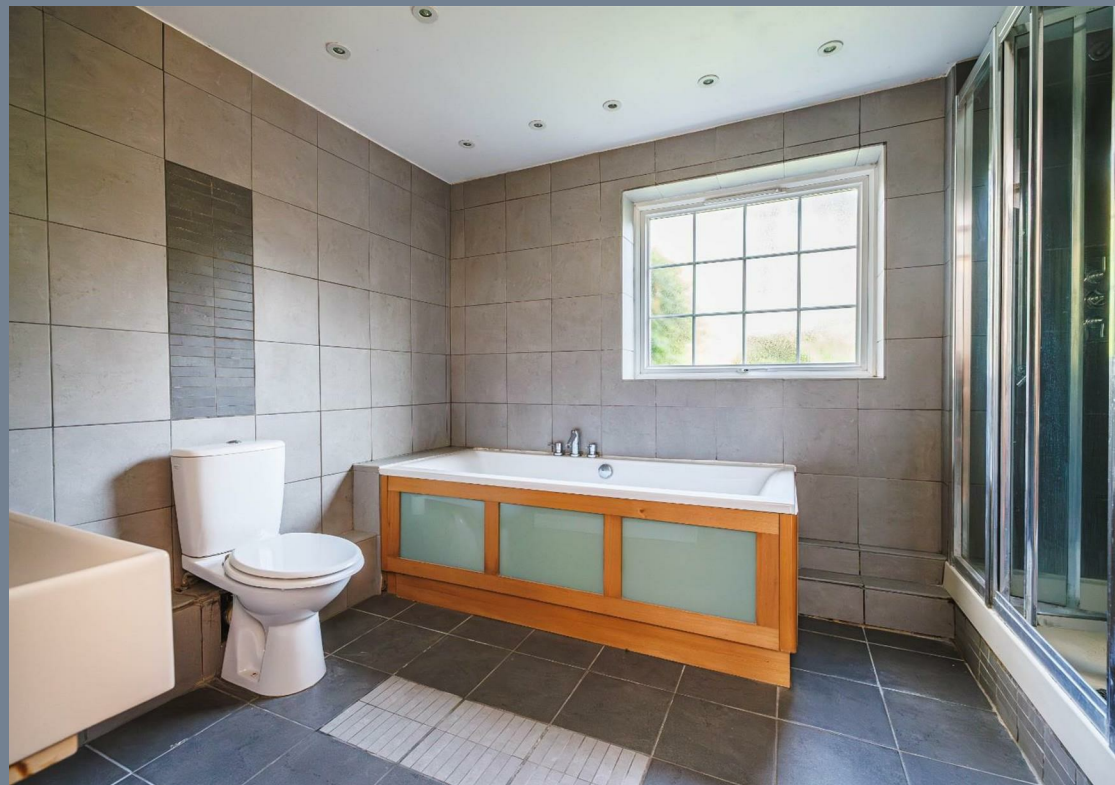
17'6 x 7'9 (5.33m x 2.36m)

**Front Garden and Driveway**

**Rear Garden**

**Tenure: Freehold**

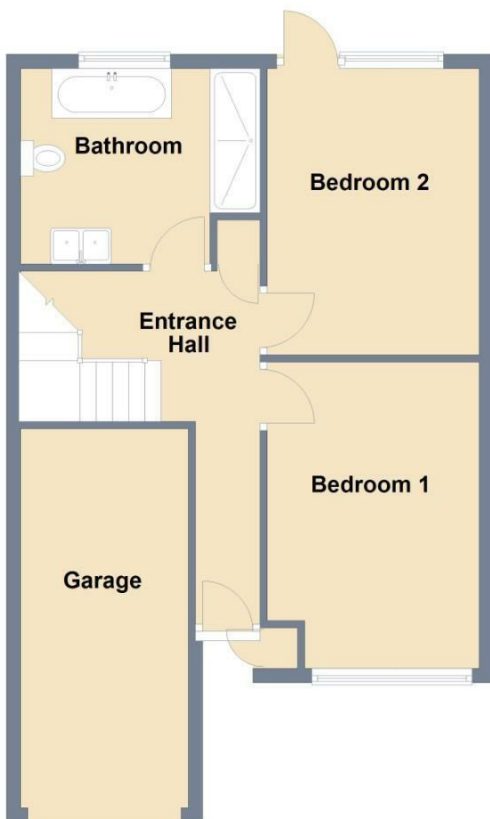
**Council Tax: Band D**





### Ground Floor

Approx. 58.2 sq. metres (626.8 sq. feet)

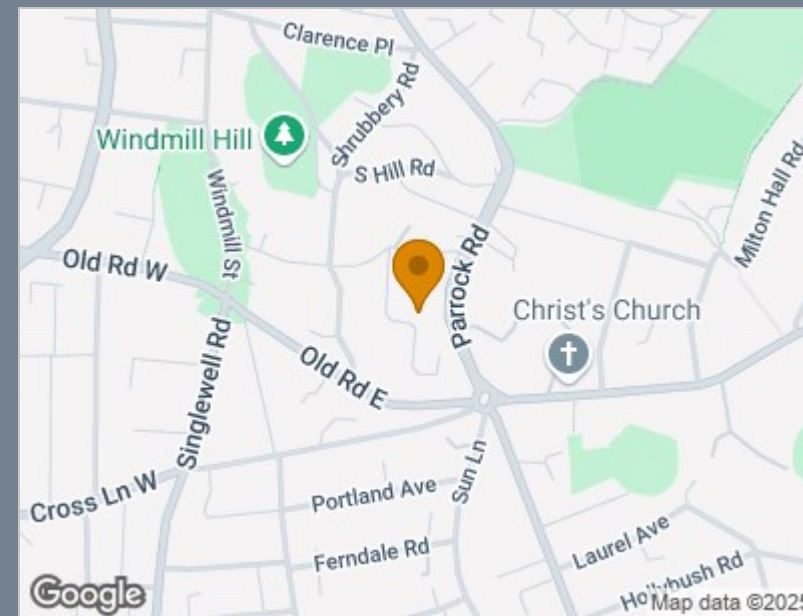


### First Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



Total area: approx. 112.6 sq. metres (1212.0 sq. feet)



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

### Viewing

Please contact The Homes Group Office on 01634 558855 if you wish to arrange a viewing appointment for this property or require further information.

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