



Warwick Gardens, Gravesend, DA13 0PJ

Guide price £600,000 - £650,000

Freehold



Guide Price £600,000 - £650,000. The Homes Group are delighted to offer to the market this extended three bedroom detached house, which has the potential to be extended further to the first floor (stpp), is located in a popular road in Meopham.

The accommodation comprises of a large entrance hall which provides access to the large living room with woodburner and the dining area, there is a 21' x 12' conservatory, a 12'2 x 12'1 kitchen/diner, utility room with access to the garage and a cloakroom on the ground floor.

There are three bedrooms on the first floor plus a bathroom and separate W.C.

To the rear is a 50' x 40' south facing garden with a greenhouse and patio area, to the front is a lawned garden and a driveway for four cars which leads to the 17'5 x 14'9 garage.

Entrance Hall

Living/Dining Room

21'4 x 21'4 at widest points (6.50m x 6.50m at widest points)

Kitchen/Diner

12'2 x 12'1 (3.71m x 3.68m)

Conservatory

21' x 12' (6.40m x 3.66m)

Utility Room

8' x 5'8 (2.44m x 1.73m)

Ground Floor Cloakroom

Landing

9' x 6'3 (2.74m x 1.91m)

Bedroom One

12' x 10'8 (3.66m x 3.25m)

Bedroom Two

12' x 10'4 (3.66m x 3.15m)

Bedroom Three

9' x 7'4 (2.74m x 2.24m)

Bathroom

Separate W.C.

Rear Garden

50' x 40' (15.24m x 12.19m)

Garage

17'5 x 14'9 (5.31m x 4.50m)

Driveway for Four 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 | | | 75 |
| (55-68) D | | | |
| (39-54) E | | 44 | |
| (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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