



Biddenden Way, Gravesend, DA13 9DE
Guide price £425,000 - £450,000 Freehold



Guide Price £425,000 - £450,000. The Homes Group are delighted to offer to the market this beautifully presented three bedroom semi-detached house with views across fields from the first floor, located on a corner plot in the popular village of Istead Rise.

This family home has been updated throughout by the current owners with highlights that include a 17'7 x 10'6 kitchen/diner which boasts a 6' x 3' island unit, bi-fold doors to the garden and banquette style dining area, a 17'6 x 12'9 living room plus a first floor bathroom with modern roll top bath and separate shower cubicle.

There is a 60' garden to the rear with seating areas and includes the 20' x 14' garage which has gated parking for one car in front of it.

Enclosed Porch

5'10 x 2'8 (1.78m x 0.81m)

Living Room

17'6 x 12'9 (5.33m x 3.89m)

Kitchen/Diner

17'7 x 10'6 (5.36m x 3.20m)

Landing

Bedroom One

12'10 x 9'4 to wardrobes (3.91m x 2.84m to wardrobes)

Bedroom Two

10'7 x 9'2 (3.23m x 2.79m)

Bedroom Three

9'6 x 7'2 (2.90m x 2.18m)

First Floor Bathroom

8'3 x 7'8 (2.51m x 2.34m)

Rear Garden

60' incl garage (18.29m incl garage)

Garage to Rear

20' x 14' (6.10m x 4.27m)

Gated Parking to Rear

Tenure - Freehold

Council tax - Band D

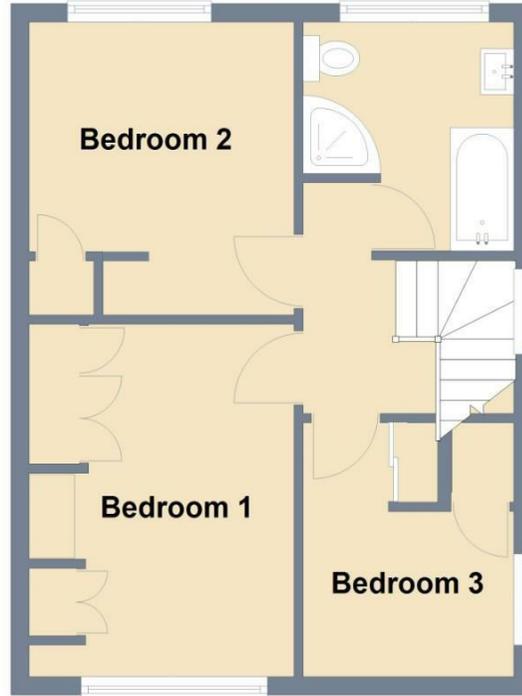




Ground Floor



First Floor



Total area: approx. 78.4 sq. metres (844.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.