



Barchamber Way, Gravesend, DA12 2FA  
Asking price £375,000

Built in 2019 is this well presented three bedroom, two bathroom semi-detached family home located on a popular development in Gravesend. The property is situated within a mile of local primary and secondary schools plus North West Kent College as well as a number of local convenience stores and other amenities.

There is a modern kitchen/diner with room for a dining table and chairs plus a cloakroom to the front of the property and a square living room with double doors opening out on to the garden at the rear. To the first floor are the three bedrooms with an en-suite to the master bedroom and a family size bathroom. Parking should not be an issue as there is space on the driveway for up to three vehicles.

Please note this property is subject to annual service charges. Information to be verified by sellers solicitor.

### Entrance Hall

16' x 3'5 (4.88m x 1.04m)

### Cloakroom

### Kitchen/Diner

18'7 x 8'10 (5.66m x 2.69m)

### Living Room

16' x 12'6 (4.88m x 3.81m)

### Landing

### Bedroom One

12'6 x 11'4 (3.81m x 3.45m)

### En-Suite

7'4 x 4'9 (2.24m x 1.45m)

### Bedroom Two

10'2 x 8'8 (3.10m x 2.64m)

### Bedroom Three

11'2 x 7'5 (3.40m x 2.26m)

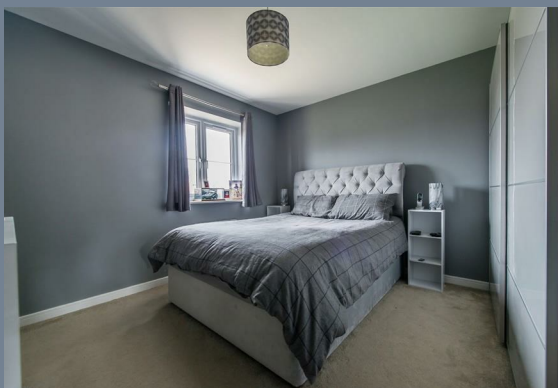
### Family Bathroom

6'10 x 5'6 (2.08m x 1.68m)

### Rear Garden

35' x 25' (10.67m x 7.62m)

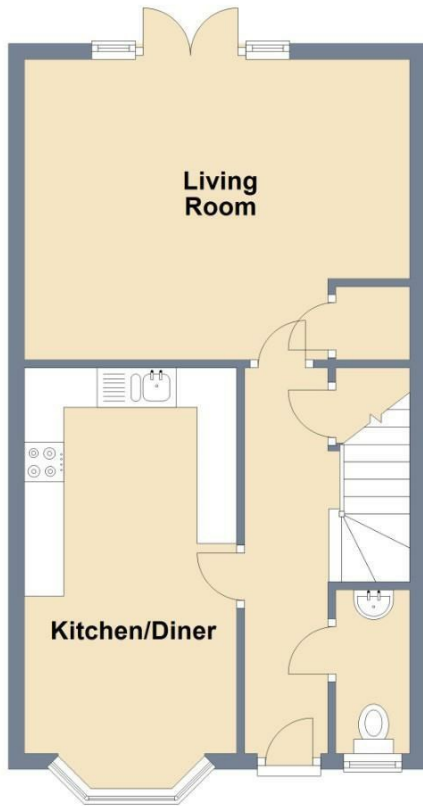
### Driveway





### Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</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 our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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