Sealeys Walker Jarvis Est. 1851

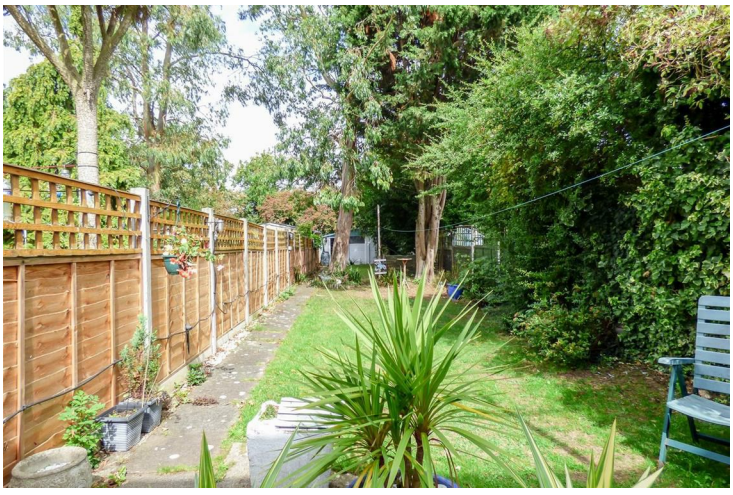
14, Christianfields Avenue,

£310,000

D

- A Well Maintained 3 Bedroom Family Home
- Over 100ft Rear Garden
- Potential for Extension (STUPP)
- Off Road Parking and Large Garage
- No Chain

14 Christianfields Avenue, Gravesend, Kent, DA12 5NF



PROPERTY DESCRIPTION

A well presented three bedroom mid terraced family home situated in a residential area of Gravesend just off Whitehill Road. This property boasts a garden of over 100ft, a large garage to the rear and off road parking to the front. With a garden of this size, a potential extension to the property (STUPP) could provide even more space to this already generous property. Offered with no chain. Viewing is highly recommended as we don't expect this property to be around for long.

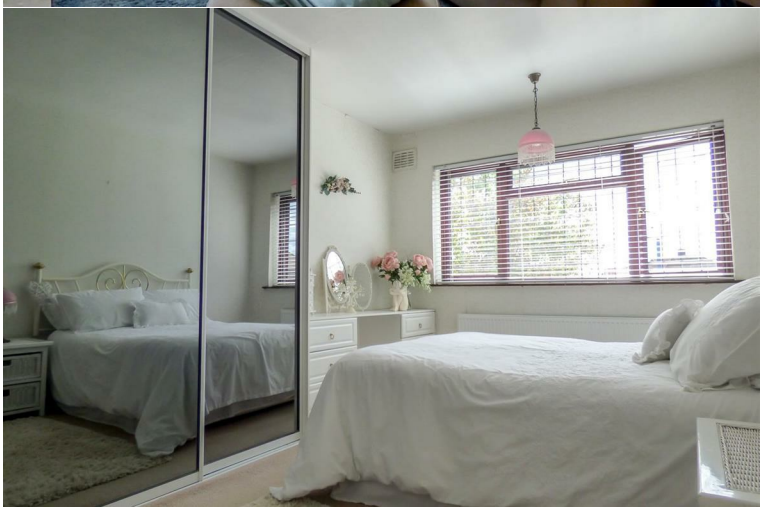
LOCATION DESCRIPTION

Gravesend station lies only 1.7miles away with excellent transport links to London (journey time around 25 minutes). Ebbsfleet station is only 3.8 miles away with trains running to several destinations in Europe. There are many good local primary and secondary schools in a small radius.

To the front, a block paved driveway suitable for several vehicles. Leading up to a dark wood effect uPVC door opening into..

PORCH

Ideal for hanging coats and storing shoes with a white wood and glazed door opening into..



HALLWAY

A spacious hallway with chair rails and laminate flooring, stairs leading to the first floor. Under stairs cupboard housing the meters. Doors leading to..

LOUNGE

14'11" x 11'0"

The central focus in the lounge is the fireplace with a gas fire, marble effect surround and a white decorative mantle. The large double glazed window to the front floods the room with light. Dark hardwood flooring, decorative chair rails and decorative coving gives this room a touch of character.

KITCHEN/DINER

16'6" narrowing to 9'3" x 12'7"

A spacious 'L' shaped kitchen/diner with a double glazed uPVC door out to garden. The kitchen area is made up of a range of wall and base light wood effect units with built in oven, hob and extractor with tiled splashback. Space for undercounter fridge, freezer and washing machine. A single bowl stainless steel sink and drainer with double glazed window over, out to garden. The dining area has ample room for a table and chairs.

FIRST FLOOR

LANDING

A larger than average landing with chair rails similar to the hallway, stairs leading the first floor and doors leading to..

BEDROOM ONE

14'11" x 10'4"

The primary bedroom of the house is a large double, with built in wardrobe with mirrored sliding doors and dressing table along one wall. The large double glazed window out to front allows copious amounts of light in.

BEDROOM TWO

12'8" x 8'10"

Another double bedroom with a built in wardrobe with mirrored sliding doors. A built in cupboard in the corner houses the modern combi condensing boiler with additional storage. Double glazed window out to garden.

BEDROOM THREE

10'5" x 6'2"

A nice size single bedroom with double glazed window out to front would make the perfect home office or single room.

BATHROOM

7'6" x 6'3"

Mixer tap shower over bath, basin in vanity unit and low level WC. Double glazed frosted window out to garden.

REAR GARDEN

Over 100ft long, this well maintained garden is perfect for all the family with a patio area adjacent to the property, leading to a mainly laid to lawn and a path running up the garden to the large garage at the rear. The garden is enclosed by close board wood panel fencing either side.

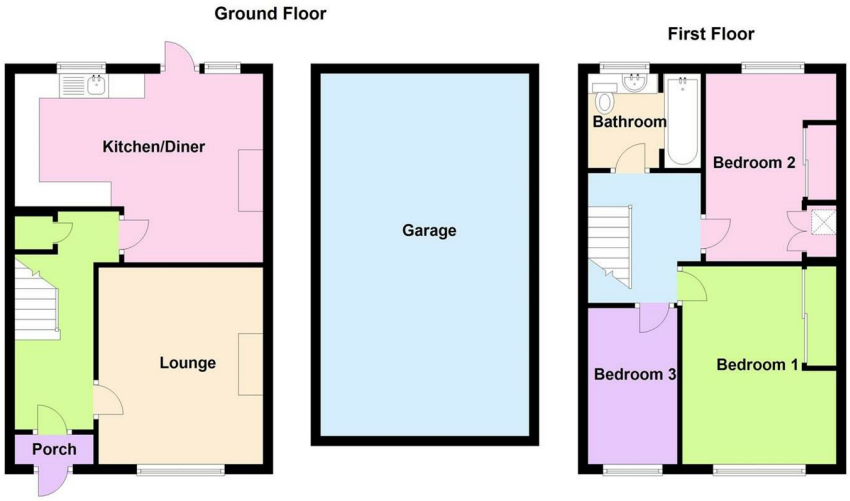
GARAGE

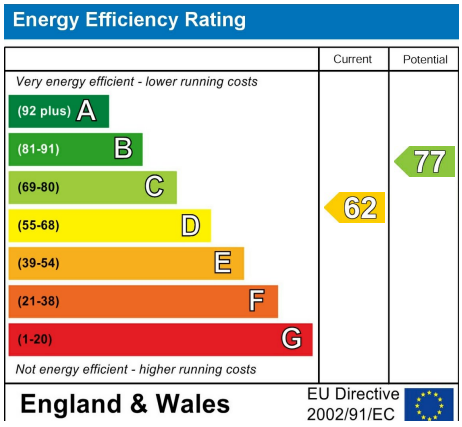
24'2" x 14'0"

This much larger than average double garage would be ideal to use as a home workshop and would still have space for 2 vehicles. With an up and over door leading to the access road that adjoins Christianfields Avenue.

SERVICES

Mains Gas, Electricity, Water and Drainage.
Council Tax: Gravesham Borough Council
Band: C 2020/2021 Charges: £1,637.14





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