Sealeys Walker Jarvis Est. 1851

19, Ladyfields,
Gravesend, DA11 8NU

Guide Price £325,000

D

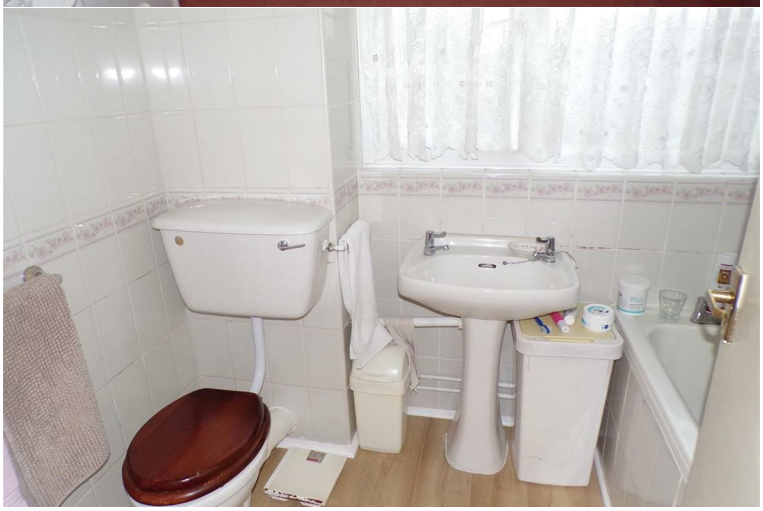
- Three Bedroom Family Home
- Garage
- South Facing Garden
- Pleasant Cul De Sac Location

19 Ladyfields, Gravesend, Kent, DA11 8NU

PROPERTY DESCRIPTION

We are pleased to bring to market this three bedroom house, situated in a pleasant cul-de-sac location. The ground floor accommodation comprises hall, lounge with double doors through to the kitchen/diner which is perfect for entertaining guests, double doors lead out into the well tended rear garden. Upstairs are three good size bedrooms and the bathroom. The property is heated by Gas Central Heating with radiators down stairs and it benefits from double gazed windows and doors. There is a garage en-bloc.

Ideal for a growing family, with a choice of nursery, primary, secondary and grammar schools within the catchment area and other amenities including a large Morrisons supermarket, just down the road and Cygnet Leisure Centre. Offering excellent transport links, the A2 is within approximately one mile with links onto the M2 M20 and M25. Gravesend Mainline railway station offers a high speed service to St Pancras, London in around 22 minute or the domestic line takes you into London Bridge Charring Cross, London, whilst Ebbsfleet International railway station is around 2.3 miles away where you can catch the high speed train and be in London in just around 17 minutes., making it a perfect location for commuters. There is a bus service taking you into Gravesend Town Centre, Bluewater shopping Complex and Dartford. Gravesend town centre is just a short drive or bus ride away.



HALL

Double glazed front door, radiator, carpet, under stair recess, doors leading into the Lounge and kitchen/breakfast room

LOUNGE

4.37m x 3.35m (14'4" x 11')

Double glazed window to front, radiator, carpet, Gas fire with Baxi back boiler for hot water and central heating , timing controls for hot water and central heating, thermostat control. Double doors leading into kitchen/diner.

KITCHEN/DINER

5.18m'1.83m x 3.51m max (17''6" x 11'6 max)

An L shaped room with double glazed French doors leading out into the attractive rear garden. Double glazed window to rear, Fitted with stainless steel sink and drainer with double cupboard under. Wall and base cupboards, work surfaces. Plumbed for washing machine, cooker recess and space for fridge/freezer.

STAIRS/LANDING

Carpet, airing cupboard with hot water cylinder and immersion heater, access to loft.

BEDROOM 1

3.91m x 2.82m (12'10 x 9'3")

Double glazed window to Front, carpet, built in wardrobe.

BEDROOM 2

3.48m x 2.95m (11'5" x 9'8")

Double Glazed window to rear, carpet, built in wardrobe.

BEDROOM 3

2.74m x 2.39m (9' x 7'10")

Double glazed window to front, carpet.

BATHROOM

2.74m x 2.39m (9' x 7'10")

Double glazed window to rear, w.c., wash basin, panelled bath with shower mixer tap. Vinyl flooring.

GARDENS

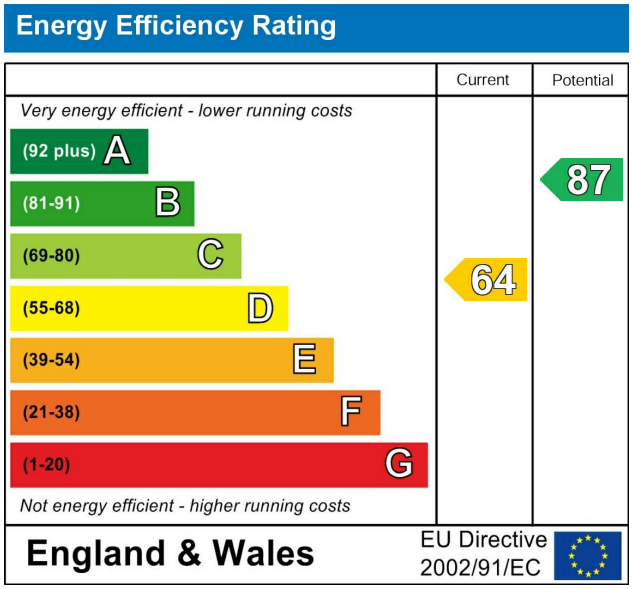
Well tended gardens. The front garden is mostly laid to lawn with flower beds, The rear garden is mostly laid to lawn, patio area, timber tool shed, flower beds, outside water tap, fencing to sides, rear gate leading into rear vehicular access.

GARAGE

A single garage with recent new up and over door, situated en bloc behind the row of terrace. (Last on the right) There is further off street parking on a first come first serve basis.

SERVICES

Gas, Electricity, Water, Mains Drainage
Council Tax Gravesham Borough Council: Band C £1716.23 per year 2021-2022



184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368

The Property Ombudsman
naea | propertymark PROTECTED

Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.