

18, The Grove,
Gravesend, DA12 1DX

Asking Price £450,000



- 4 Bedroom Family Home
- Off Road Parking for 2 Cars
- Town Centre Location
- Large Cellar



18 The Grove, Gravesend, , DA12 1DX



LOCATION DESCRIPTION

Conveniently situated in the heart of Gravesend town, near to the Gurdwara, is this large extended family home. Gravesend is a popular commuter town and the station is 3 miles away where you can use the high speed train service which takes you into St Pancras in just 23 minutes. The A2 motorway is nearby and the very popular Holy Trinity primary school is in the next road. There is a girls grammar school in commutable distance and the boys grammar school is also nearby. The town has all your shopping and social needs covered with a plethora of restaurants and bars.

PROPERTY DESCRIPTION

This spacious Edwardian property has been extended to the rear to add a downstairs wet room and additional sitting room. There are four bedrooms across two floors and a large basement for additional usable space. The two parking spaces at the front are invaluable in a town centre location.

FRONTAGE

Block paved parking area for two cars and a path to the outer front door. Double glazed front door leading into

PORCH

With double glazed door leading into the long hallway with original features and doors to:



LOUNGE/DINING ROOM

8.21m plus bay x 3.94m narrowing to 3.3m (26'11" plus bay x 12'11" narrowing to 10'9")

A large room running from the bay window to the front to the rear of the original house giving a generous lounge and dining area. A feature fireplace with ornamental mantle gives a focal point to the lounge area. The large bay window sheds loads of light into the front room.

KITCHEN

4.66m x 2.66m (15'3" x 8'8")

A long kitchen with high gloss dove grey units and wood effect square edge worksurfaces. A huge range cooker takes pride of place in the middle with a matching double extractor fan over. There are tiled splashbacks all round and a wooden effect laminate flooring. Back door with small steps leading down into the courtyard garden.

SITTING ROOM

2.71m x 2.42m (8'10" x 7'11")

Beyond the kitchen is a small sitting area with window to the side and door leading to:

WET ROOM

2.66m x 1.86m (8'8" x 6'1")

A corner wall mounted shower with curtains around, w.c. and wash handbasin, window to side.

BASEMENT

The basement is accessed via an understairs doorway and carpeted stairs down to a small lobby area with doors to the larder storage cupboard under the stairs, main cellar room and workshop.

WORKSHOP

3.86m x 1.06m (12'7" x 3'5")

This room is currently used as a workshop with lots of storage for tools and the like.

CELLAR ROOM

8.26m x 3.95m narrowing to 3.35m (27'1" x 12'11" narrowing to 10'11")

This large room runs front to back and is of a similar size to the lounge/dining room and is currently used as a gym/playroom. The central heating boiler is wall mounted in this room along with the gas meter.

STAIRCASE

The first staircase leads to a half landing off which is:

BATHROOM

1.71m x 1.69m (5'7" x 5'6")

The family bathroom has fully tiled walls, bath and shower, with glass screen. Chrome heated towel rail at the end of the bath. Low level wc and wash hand basin. Window to side

BEDROOM 3

2.57m x 2.82m narrowing to 2.41m (8'5" x 9'3" narrowing to 7'10")

The smallest of all the bedrooms, but still a generous single, with window to side. Laminate flooring

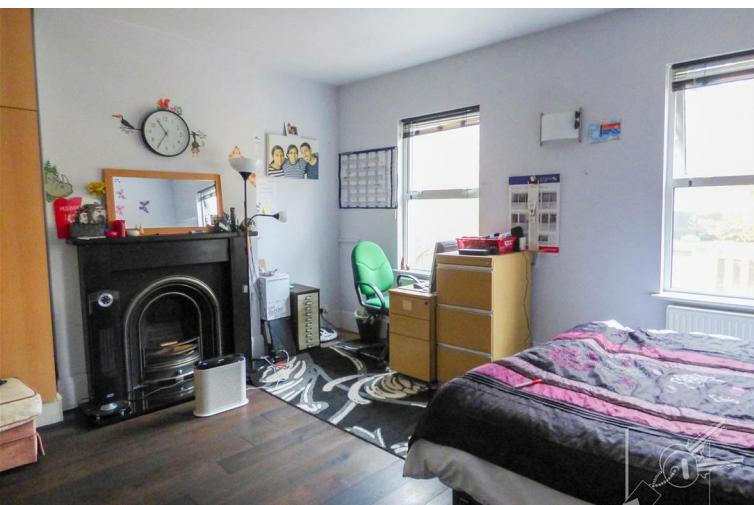
HALF LANDING

The second half landing gives access to two further bedrooms and stairs up to the top floor bedroom.

BEDROOM 2

4.0m x 3.28m including fireplace (13'1" x 10'9" including fireplace)

A large double with fireplace and surround, window to rear.





BEDROOM 1

5.13m x 4.05m including fireplace (16'9" x 13'3" including fireplace)

The master bedroom is to the front of the property and has two windows to the front of the property and has an original built in wardrobe cupboard. A black slate and metal ornamental fireplace with mantle provides a focal point of this large double bedroom.

STAIRWAY TO SECOND FLOOR

Door leading to staircase up to the top floor bedroom.

BEDROOM 4

5.16m x 4.04m plus dual dormer windows (16'11" x 13'3" plus dual dormer windows)

There are two original dormer style windows front and back with double glazed openers. This large bedroom has an original storage cupboard and some built in cupboards originally designed to surround the bed. Another large bedroom.



REAR GARDEN

There are two distinct areas to the rear - the lower patio is slate tiled and the upper also tiled with a store room also in the garden area.

TENURE/ LOCAL AUTHORITY

Freehold

Gravesham Borough Council - Band D

2022/2023 charges - £1989.72 per annum - paid over 10 months

SERVICES

Mains gas, electricity and water.

EPC to be advised.



184 Parrock Street
Gravesend
Kent
DA12 1EN

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



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