Sealeys Walker Jarvis Est. 1851

24, Park Avenue,
Gravesend, DA11 8DS

Price Guide £320,000

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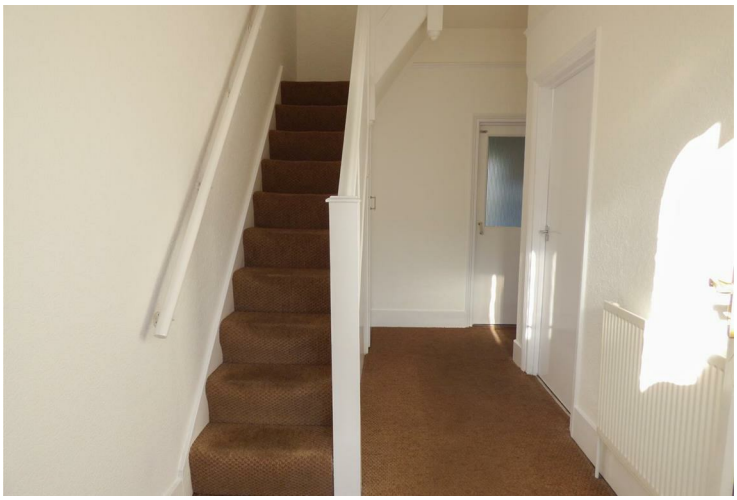
- 3 Bedroom Family Home
- Close to Copperfield Academy
- Recently Decorated
- No Chain

# 24 Park Avenue, Gravesend, Kent, DA11 8DS



## PROPERTY DESCRIPTION

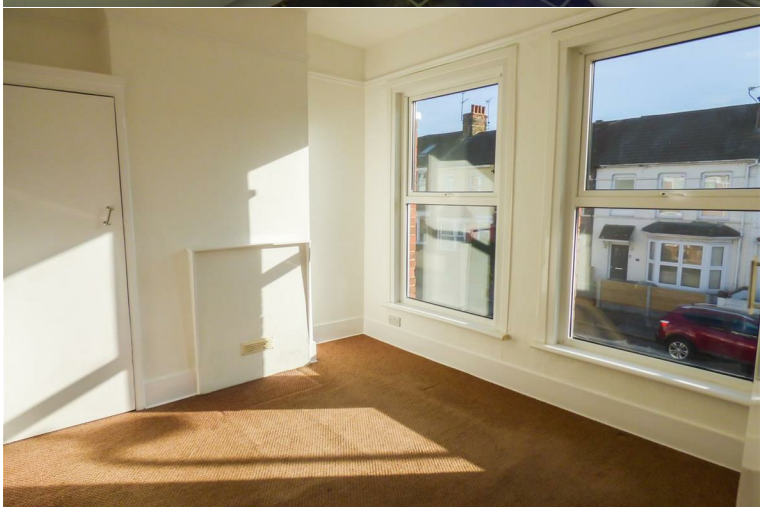
This well presented 3 bedroomed property is situated in the popular road of Park Avenue, Northfleet. It has been decorated in white throughout and is ready to welcome new owners, with its period styling and high ceilings. There is rear vehicular access which could be utilised by opening up the fencing to the rear of the garden providing off road parking for one or two cars.

## LOCATION DESCRIPTION

This property is in an area popular with families due to it's close proximity to Copperfield Academy primary at the end of the road and close to the Girls Grammar, Northfleet Technology College for boys and Northfleet Girls school. Gravesend town, the mainline and high speed train station are just 0.9 miles away and the large number of shops and food outlets on Perry Street are only 0.4 miles away.

## FRONTAGE

There is a small enclosed front garden with space for storing wheelie bins and gas meter and providing a welcoming entrance to the property. A tiled roofed sloping stoop at the front door covers visitors from the elements.



## ENTRANCE HALL

White partial double glazed front door leads into the generous hallway with stairs up to first floor and doors to all downstairs rooms.
Large understairs cupboard housing electricity meter and consumer unit.

Door to:

## LOUNGE

3.51m x 2.94m plus bay (11'6" x 9'7" plus bay)
There is a family sized lounge with a vast white upvc bay window filling the majority of the frontage of this room looking out to front makes this a really bright room

## DINING ROOM

3.82m x 2.90m (12'6" x 9'6")
The dining room faces to the rear garden and again benefits from a large window, high ceilings throughout mean a great feeling of space, some original features remain, including picture rails and an period tiled fire surround on the chimney breast.

## KITCHEN

2.89m x 2.40m (9'5" x 7'10")
Part glazed door to kitchen, situated at the rear of the property with white shaker floor and wall units and roll top work surface with fitted oven and hob, with vented extractor, single sink and drainer with window over. Wall hung Worcester condensing combi boiler, with space for washing machine and freestanding fridge freezer. Small bar area with unit over. Door to rear garden.

## LANDING

Upstairs landing with doors to all rooms and loft access.

## BATHROOM

1.83m x 1.83m (6'0" x 6'0")
The bathroom is to the front of the property and comprises a white suite with bath and shower over, folding glass screen, pedestal sink and low level w.c.. Tiled half height walls and higher behind the shower.

## BEDROOM 2

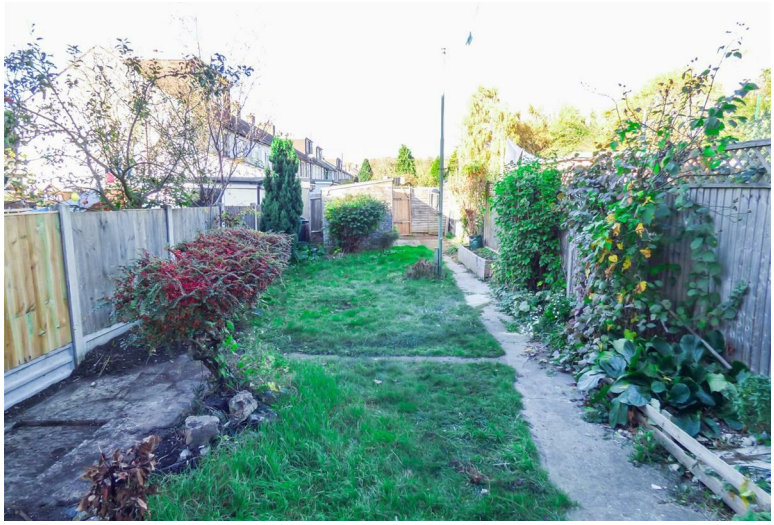
3.51m x 2.94m (11'6" x 9'7")
Double bedroom with vast double windows to front, covered fireplace and built in storage cupboard.

## BEDROOM 1

3.82m x 2.92m (12'6" x 9'6" )
The largest of the three bedrooms is situated at the rear of the property with window to rear, chimney breast.

## BEDROOM 3

2.89m x 2.04m (9'5" x 6'8" )
Generously sized third bedroom at the rear with built in storage and window overlooking the garden.



## GARDEN

Two steps down from the rear door lead to patio area next to the two storage rooms - originally the coal store and outside w.c., now just used for storage. A pathway runs the length of the garden - mainly laid to lawn with mature shrubs - leading to the large wooden shed and access to the rear vehicular accessway. This area is sufficiently large to be opened up to allow either a garage, or off road parking for one or two cars.

## SERVICES

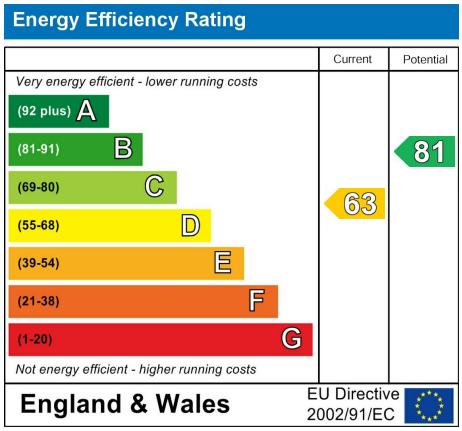
Mains gas, electricity, water and drainage
Council Tax Band C - Gravesham Borough Council 2022-2023 £1,768.64
EPC rating D

## TENURE

FREEHOLD

**Ground Floor**

**First Floor**

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