Sealeys Walker Jarvis Est. 1851

29, Lamorna Avenue,
Gravesend, DA12 5QF

£300,000

D

- Well Presented Family Home in Desirable Location
- Potential for Off Road Parking to the Front (STPP)
- No Chain
- 3 Good Sized Bedrooms
- Garage to Rear

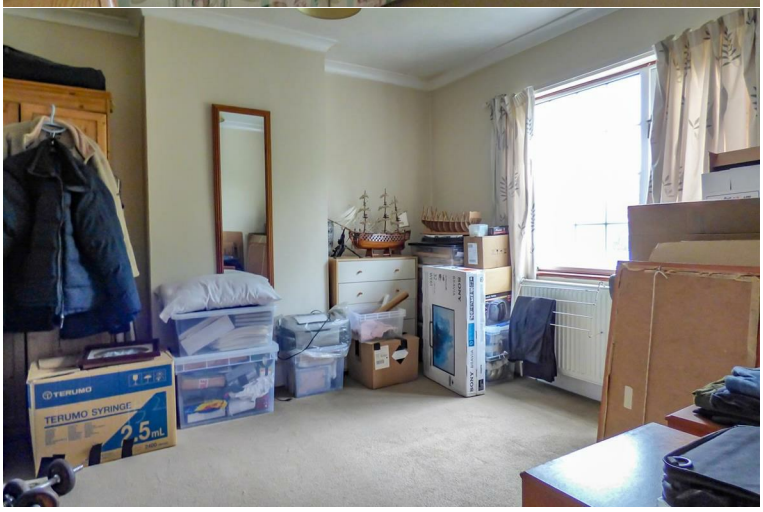
29 Lamorna Avenue, Gravesend, Kent, DA12 5QF

PROPERTY DESCRIPTION

This well presented three bedroom terraced home is situated on a desirable residential road in Gravesend. The through lounge diner gives ample living space for a family. With a garage to the rear and potential for off road parking to the front. The property is priced to sell so call us now to book your viewing.

LOCATION DESCRIPTION

Lamorna Avenue is a popular small residential road between Valley Drive and Whitehill. Good public transport links with bus stops just a short walk with services going to the town centre and Bluewater shopping centre. Approximately 1.5 miles to the A2 and 1.5 miles to Gravesend train station with high speed links to St Pancras (journey time around 25 minutes). Very close to an array of local amenities, shops and food outlets and schooling.



FRONT EXTERIOR

To the front a half height pebble dash wall with garden, mainly laid to lawn with an array of bushes. This front garden could be turned into a driveway (STUPP). A pathway leading up to the double glazed UPVC double door opening into…

PORCH

Ideal to store coats and shoes with a wooden door opening to…

ENTRANCE HALL

Wooden chair rails with matching wooden bannister and newel post. White pained walls. Double glazed window out to porch, an under stairs cupboard housing the electric meter. Doors leading to…

LOUNGE/DINER

7.13m x 3.67m narrowing to 3.41m (23'4" x 12'0" narrowing to 11'2")

A spacious, neutrally decorated through lounge diner running the length of the property with a double glazed half bay window out to front and double glazed patio doors to garden allowing light to flood into the room.

KITCHEN

4.17m x 2.33m narrowing to 1.78m (13'8" x 7'7" narrowing to 5'10")

A range of wall and base units with roll top gloss work surface. An integrated electric oven, electric hob and extractor with a tiled splash back that runs along to the stainless steel single bowl sink and drainer. space for washing machine and fridge freezer. Wall hung boiler situated in the corner of the room. Double aspect double glazed windows to the rear and side illuminating the room. A wood and glazed door out to garden.

FIRST FLOOR

LANDING

Matching the hallway with white painted walls and wooden chair rail, stairs to ground floor and doors leading to…

BEDROOM ONE

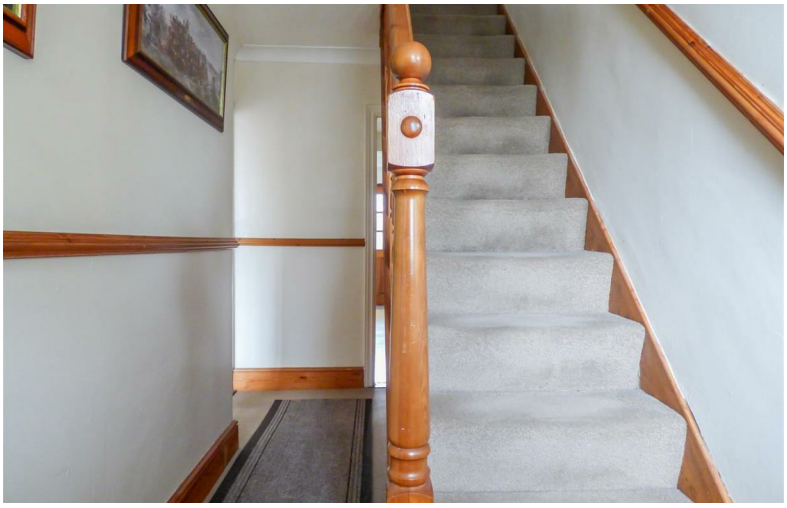
3.99m x 3.25m (13'1" x 10'7")

Being the primary bedroom, this is the largest of the three bedrooms, neutrally decorated with a large double glazed half bay window out to front, and ample room for bedroom furniture.

BEDROOM TWO

3.55m x 3.42m (11'7" x 11'2")

Another spacious, neutrally decorated double bedroom with double glazed window out to garden.



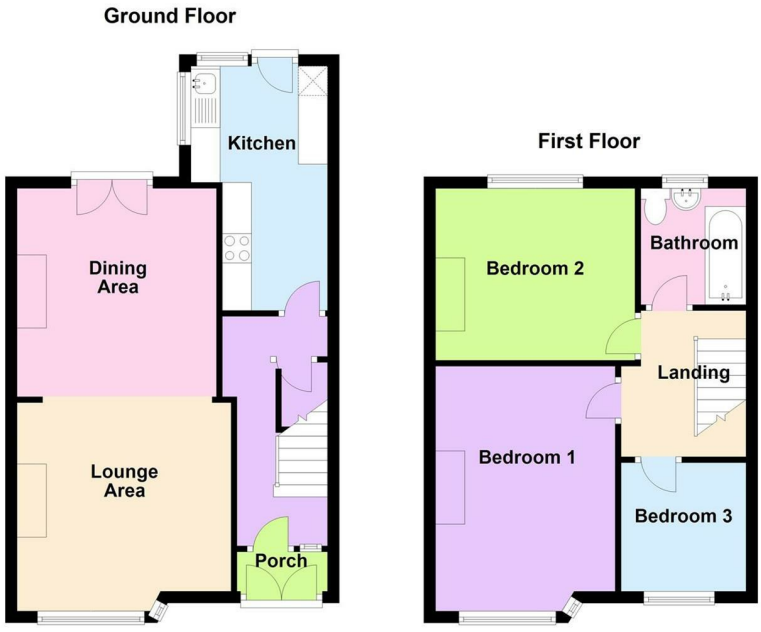
BEDROOM THREE
2.42m x 1.96m (7'11" x 6'5")
A single bedroom with double glazed window out to front would make an ideal spare room or home office.

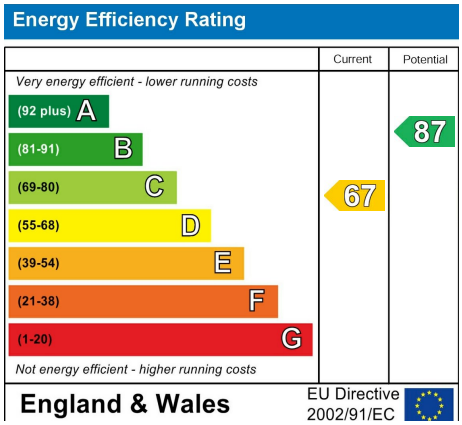
BATHROOM
1.98m x 1.81m (6'5" x 5'11")
A white bathroom suite with part tiled walls. Mixer tap shower over bath, close coupled wc and basin with double glazed frosted window over out to garden.

REAR GARDEN
A patio area adjacent to the property ideal for a table and chairs a small brick wall separating the mainly laid to lawn area with shrubs and bushes either side. A garage to the rear with pedestrian access next to it.

GARAGE
Larger than average single garage with an access road leading from Lamorna Avenue.

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





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.