



4, Marks Square,  
Gravesend, DA11 7HU

Guide Price £335,000

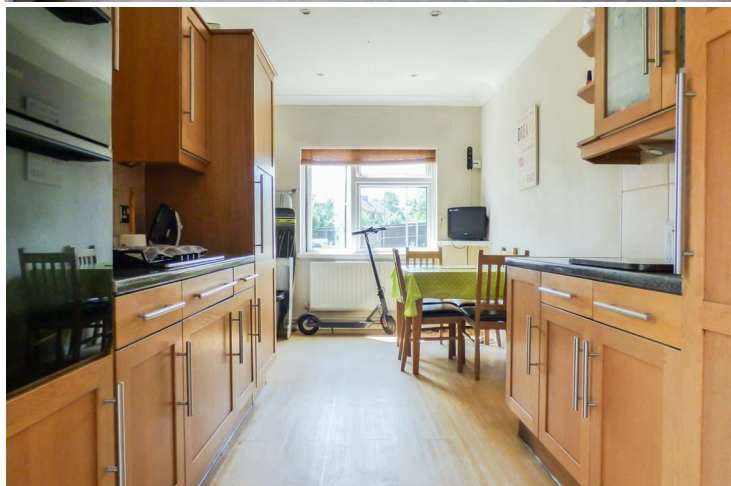
TBC

- 3 Bedroom Family Home
- Large South Facing Rear Garden
- Of Road Parking For Several Vehicles
- Neutrally Decorated





## 4 Marks Square, Gravesend, Kent, DA11 7HU



### PROPERTY DESCRIPTION

Take a look inside this three bedroom semi, we don't think it will disappoint, Situated in a sought after location, offering excellent family accommodation, boasting a large fitted kitchen/diner, which is the main hub of the home and includes built in oven & hob, lounge, two double bedrooms and a larger than average third bedroom. The house is heated by Gas Central Heating and benefits from Double Glazing throughout. There is a generous size South facing garden to the rear with outbuildings including an outside w.c. You will have no problem parking as the frontage has been block paved and designed to park at least three vehicles.

Contact us now to arrange a viewing to avoid missing out.

### LOCATION DESCRIPTION

Marks Square is a mainly residential area, popular families looking for easy access to local schools and shops, including a large Morrisons just a few minutes away. Within 0.7 miles from the A2 with links to M2 and M25. Gravesend train station is 2.1 miles away with excellent transport links to London (Gravesend to London St Pancras around 23 minutes)





## FRONTAGE OF THE PROPERTY

To the front, a dropped curb with a block paved driveway with space for up to 3 cars. A gate leads down the side of the property to the rear garden. A White UPVC front door opens into...

## ENTRANCE HALL

3.64m x 2.51m (11'11" x 8'2" )

A large hallway welcoming you into the home with a small under stairs cupboard housing the meters. A UPVC double glazed window out to front gives the hallway lots of light emphasising the spacious feel. Stairs to first floor, a door leading to kitchen and an opening into...

## LOUNGE

4.24m x 3.69m (13'10" x 12'1" )

A spacious lounge flooded with light by the large UPVC double glazed window out to garden. A modern electric fire wall hung on the existing chimney breast.

## KITCHEN/ DINING ROOM

6.88m x 2.52m (22'6" x 8'3" )

A large kitchen diner running the length of the house with an array of modern fitted shaker wall and base units, roll top work surface. A built in double oven and grill, Gas hob with extractor over. 1 and a half bowl stainless steel sink and drainer with double glazed window over out to garden. A open area towards the rear with ample room for a table and chairs with a double glazed window out to garden. A UPVC and glazed side door out to garden. An under stairs cupboard housing the combi boiler.

## FIRST FLOOR

## LANDING

Stairs to ground floor, a double glazed window out to front doors leading to...

## BEDROOM ONE

3.75m x 3.48m (12'3" x 11'5" )

A spacious double bedroom with a large double glazed window out to garden. A period tiled surround, where the fireplace once was. and a built in cupboard ideal for additional storage.

## BEDROOM TWO

3.76m x 2.79m (12'4" x 9'1" )

Another spacious double bedroom with a double glazed window out to garden.

## BEDROOM THREE

3.03m x 2.31m (9'11" x 7'6" )

A larger than average single bedroom with a built in wardrobe to allow ample space for other bedroom furniture. A double glazed window out to front.



## BATHROOM

2.99m x 1.83m (9'9" x 6'0")

A tiled bathroom with a close coupled WC, wall hung basin, a bath with mixer tap shower and a corner shower unit with curved shower screen. Frosted double glazed window out to side.

## REAR GARDEN

A generous south facing rear garden perfect for those who love the sun. A large block paved patio area adjacent to the property with a purpose built outside toilet and attached large storage cupboard. Mainly laid to lawn with shrubs and bushes along the sides, a wooden gate to the rear giving access to the rear access road. Enclosed by close board wood panel fencing.



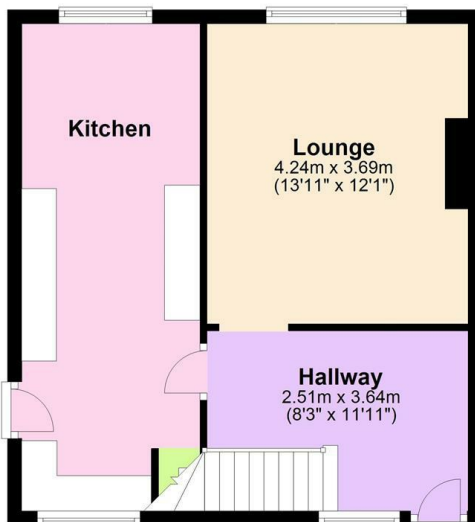
## SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

Band: C 2021/2022 Charges: £1,716.23

Ground Floor



First Floor



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