

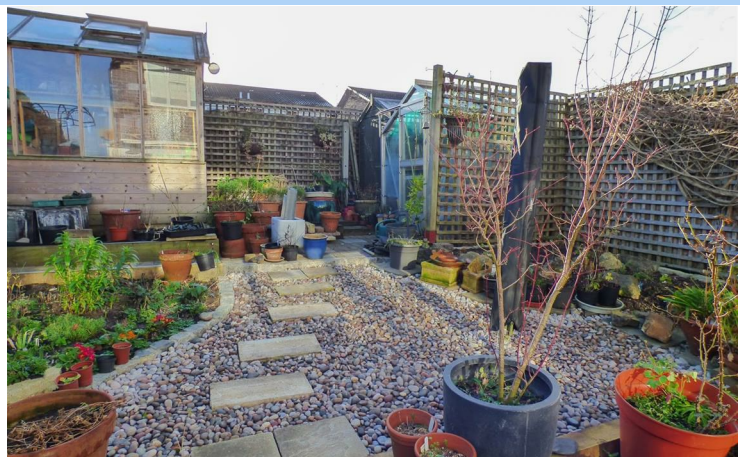


43, Aintree Close,  
Gravesend, DA12 5AS

Guide Price £425,000



- 3 Bed Semi-Detached House Built By J & A Builders
- Ground Floor Cloakroom
- Double Glazed Conservatory
- Workshop/Office



## 43 Aintree Close, Gravesend, Kent, DA12 5AS



### DESCRIPTION:

We are pleased to bring to market this three bedroom semi detached house built, by the well known and respected local J & A builders. Offering excellent size family accommodation, the ground floor comprises, hall, fitted kitchen, ground floor cloakroom and a lounge which opens into a conservatory. Upstairs are three generous bedrooms each with fitted wardrobes and the family bathroom. The house is generally well maintained and comprises Gas Central Heating with radiators to all rooms and the windows are double glazed with brushed white aluminium frame by Deaves. There is a South facing enclosed secluded rear garden including a potting shed with power and light, green house with electricity and a further timber shed. The integral garage has been converted into a useful workshop/office with a Velux window, cupboard storage and shelving, whilst there is still plenty of space for bike storage at the front. You will have no parking problems here as there is off street parking for two to three cars.



#### LOCATION:

Aintree Close is situated in a quiet cu de sac location of similar style properties and is a highly sort after area off of Ascot Road, Gravesend. Ideal for families, it is in the catchment area for a choice of good primary, secondary and grammar schools. There is an open park adjacent to the property providing that extra bit of open space. and local shops within walking distance.

Perfect for transport links, including easy access onto the A2, M2, M20 AND M25 Motorway, bus and commuter coach services, Gravesend town centre and mainline railway station are just a short ride away and offers a high speed service to St Pancras, London in approximately 22 minutes, or the domestic line travels to Charring Cross in approximately 45 - 50 minutes. Ebbsfleet International Railway Station also offers a high speed service to St Pancras, London in just 17 minutes.



If you fancy some retail therapy, Bluewater is just a car ride or bus journey away and also offers an array of café bars, entertainment and cinema. If you prefer a walk in the park, then Jeskyns Country Park and Shorne Country Park are both nearby, or if you are looking for fitness centres, Cascades & Cygnet Leisure Centres and The Cyclo Park are all close by. Last, but not least, if you like to play Golf, Mid Kent Golf Club and Course are within walking distance .

#### FRONTAGE:

Situated on a corner of the cul-de-sac location, with block paved drive way leading to the front door.

#### HALL:

Entrance door, wood flooring, radiator. Access to kitchen, lounge, cloakroom and workshop.

#### CLOAKROOM:

Recently updated with a new suite comprising vanity hand basin, w.c., fitted cabinets, tiled floor.

#### WORKSHOP/OFFICE:

3.17m x 2.72m (10'4" x 8'11")

The vendors have converted the garage into a workshop/office. Fitted with cupboards, shelving, Velux window giving that extra light, cupboard housing boiler, power and light, door through to a very useful storage area (2.77m x 1.71m / 9'1" x 5'6"), also accessed from outside via rolling garage door.

#### KITCHEN:

3.85m x 3.61m narrowing to 2.94m (12'7" x 11'10" narrowing to 9'7")

Double glazed window to front, stable style door to side. Radiator. Limed Oak effect wall and base units with ample worksurfaces, breakfast bar/table. Cooker hood/extractor, space for cooker and plumbing for washing machine.



#### LOUNGE

5.37m x 3.85m (17'7" x 12'7" )

Double glazed window to rear, double glazed patio doors leading into conservatory, carpet, radiator with cover.

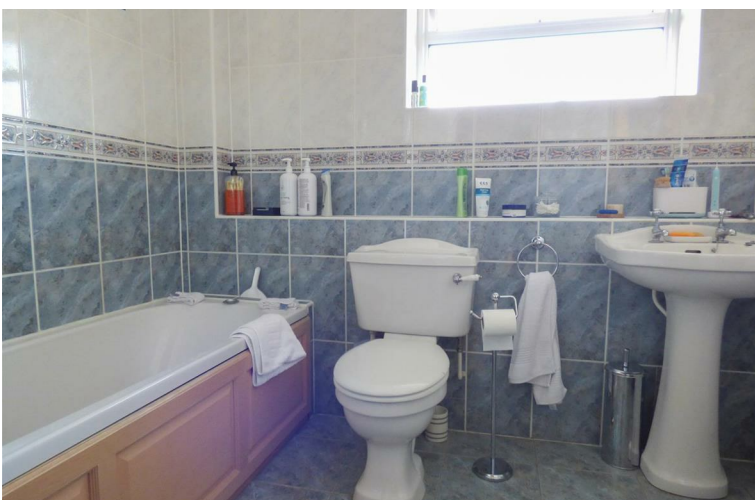
#### CONSERVATORY:

3.44m x 2.57m (11'3" x 8'5" )

Built by the original builder J & A: Tiled floor, double glazed windows with blinds and doors leading out to rear garden. Electronic external roof blind to keep the heat to a minimum in hot weather.

#### STAIRS/LANDING:

Carpet, access to loft, over stair storage cupboard. Access to boarded loft with light, integral ladder.





**BEDROOM 1:**

4.68m x 3.79m narrowing to 2.64m (15'4" x 12'5" narrowing to 8'7" )

Double glazed window to front, carpet, radiator, Fitted L shape wardrobes by John Lewis.

**BEDROOM 2:**

4.19m x 2.88m (13'8" x 9'5")

Double glazed window to rear, carpet, radiator, fitted wardrobe.

**BEDROOM 3:**

3.22m x 2.38m (10'6" x 7'9" )

double glazed window to rear, carpet, radiator, fitted L shape wardrobes.

**BATHROOM:**

2.61m x 1.88m (8'6" x 6'2")

Double glazed window to front, tiled walls, radiator, heated towel rail. White suite comprising panelled bath with power shower over, wash basin, close couple w.c.

**REAR GARDEN:**

South facing rear garden with potting shed, greenhouse and further timber shed. Side access.

**PARKING:**

Off Street parking on the block paved drive to front for two - three cars.

**SERVICES**

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

Band: D 2021/2022 Charges: £1930.76



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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