



17, Mackenzie Way,  
Gravesend, DA12 5UH

£295,000



- SOLD BY SEALEYS WALKER JARVIS
- Generous Room Sizes
- Garage & Single Allocated Parking Space
- Low Maintenance Gardens To Front & Rear



17 Mackenzie Way, Gravesend, , DA12 5UH



#### PROPERTY DESCRIPTION

A well presented, spacious two bedroom terraced home available in the popular area near to the A2 in Gravesend East. There is a garage and parking space and low maintenance gardens to the front and rear. An ideal first time purchase on which to put your stamp.

#### LOCATION DESCRIPTION

Mackenzie Way is a popular road towards the top of Valley Drive with access to A2 in just a few hundred meters. On a bus route and set off the main road, this is a great place to live - there are primary schools in the locality and some local shops for necessities. A few minutes drive takes you to the town centre where you can use the mainline railway into London or the high speed rail link which gets you to St Pancras in just 23 minutes.

#### FRONTAGE

A low maintenance frontage, with astro-turf and anti-slip pathway to the front door.

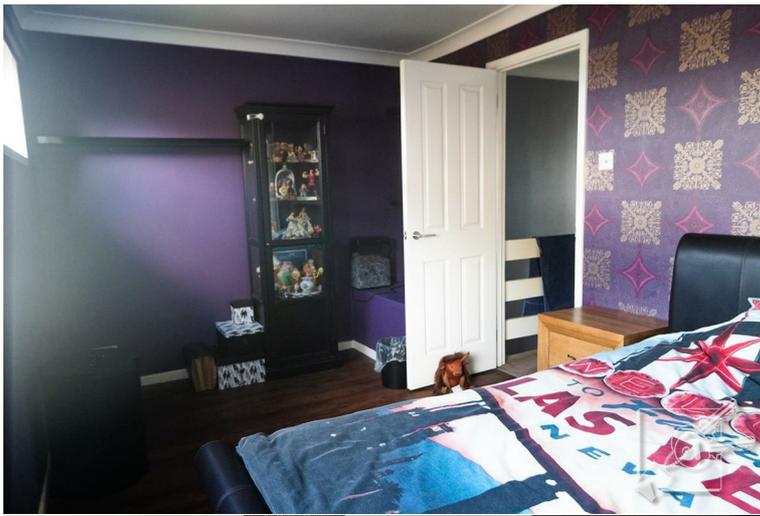


### HALL

The Upvc entrance door leads into a small lobby before entering the main hallway for the house. On the left is a large storage cupboard housing the boiler (providing hot water) and consumer unit. Wood effect laminate flooring leads into the property and continues into the living room. Carpeted stairs leading to the first floor.

### LIVING ROOM

The lounge/dining room leads from the front of the property to the rear with picture window to the front and a upvc door to the garden with large glazed unit to the side of this, making the lounge a really bright room. Laminate flooring throughout.



### KITCHEN

Situated at the rear of the property, the kitchen has a door leading in to the garden with a large window to the side. White wall and floor cabinets line the walls either side, a convenient serving hatch goes through to the dining area. The grey roll-top worksurfaces contrast with the white units and there is a built in one and a half bowl ceramic sink, space for a freestanding cooker, under counter fridge and washing machine. Tiled floor and localised tiling.

### LANDING - FIRST FLOOR

A carpeted landing with doors leading to all rooms plus two large storage cupboards. Access to boarded loft space.



### BEDROOM 1

A large bedroom spanning the width of the property to the front with two large windows bringing in lots of light. Laminate flooring and one wall of built in wardrobes for that all important storage space.

### BEDROOM 2

At the rear of the property this bedroom is another large room with built in wardrobes to negate the necessity for wardrobes. Laminate flooring and picture window to the rear garden.

### BATHROOM

A white suite comprising a large panelled corner bath, pedestal handbasin and low level wc. Tiled walls and lino flooring. Window to rear.

### REAR GARDEN

A square garden with astro-turf lawn and paving surround. Fence to all sides and wooden door to parking space and garage.





## GARAGE AND PARKING

There is a single garage to the rear with up and over door with a single parking space to the side. This is reached by driving to the rear of the property and is on a roadway so there are no access issues here.

## LOCAL AUTHORITY

Gravesend Borough Council

Council Tax band C - £1944.81 2024/2025

## TENURE

Freehold

## SERVICES

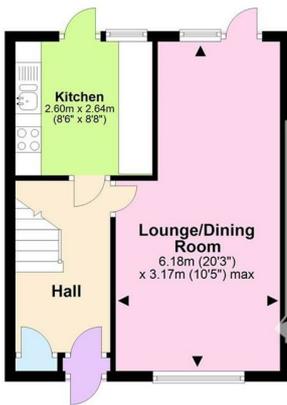
Mains gas, electricity, water and drainage

## BROADBAND/MOBILE COVERAGE

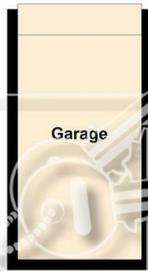
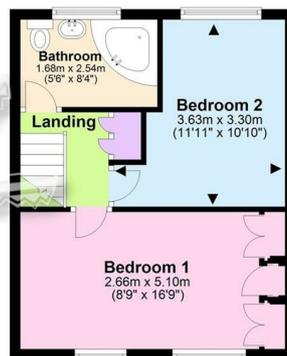
Openreach and Virgin Media in this area report standard, superfast and ultrafast availability in this area

EE, Three, O2 and vodaphone report limited indoor mobile signal but for all of these providers, likely to have outdoor mobile signal.

Ground Floor



First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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