



59, The Fairway,
Gravesend, DA11 7LN

Guide Price £410,000



- Well presented 4 Bedroom Family Home
- Large Garage
- Spacious Loft Room
- Singlewell Area



59 The Fairway, Gravesend, Kent, DA11 7LN



PROPERTY DESCRIPTION

This is a well maintained, spacious 4 bedroom terraced home with a loft and rear extension and a large garage to the rear. This property would make a perfect family home with 2 large reception rooms and an additional extension, a kitchen with potential for a breakfast bar, two double bedrooms and a single on the first floor and a large loft bedroom with a staircase that would make a perfect 4th bedroom, office or playroom. Although the property is located up some steps, it would be easy to have step free access by parking in the garage at the rear and entering the property from the back door.

LOCATION DESCRIPTION

Situated on a desirable residential road just off Singlewell Road with an array of local shops along the street including a bakery, post office and chemist. Gravesend train station is only just over 1 mile away with excellent links to London (Gravesend to London St. Pancras International around 22 minutes). The A2 is just under 1 mile away with links to London, the M25 and the south.

FRONTAGE

A raised frontage with steps up to garden mainly laid to lawn with step up to frosted glazed sliding door opening into...



PORCH

1.62m x 0.81m (5'3" x 2'7")

A small porch welcoming you into the home with sliding glazed doors and double glazed windows on either side. A wood and glazed door opening into...

HALLWAY

A neutrally decorated hallway with an under stairs cupboard for storage, this also houses the electric meter. Stairs to first floor and doors leading to...

RECEPTION ONE

3.96m x 3.44m (12'11" x 11'3")

A spacious lounge with a double plain glazed square bay to front with leaded fan light windows. A gas fire recessed into the chimney breast. Although decor feels modern, picture rails give a reminder to the age and character of this property. There are large bi-folding wooden doors between reception one and two and when closed give the feeling of a cosy lounge area.

RECEPTION TWO

4.08m x 3.28m (13'4" x 10'9")

Another generous size reception, currently used as the dining room which can be opened to the lounge for entertaining or additional light. Picture rails again add to the character. A large opening into...

EXTENSION

2.77m x 2.17m (9'1" x 7'1")

This extension serves as an additional space, with large sliding glazed doors out to the garden, it would make a great reading room or snug. Picture rails have been added to make this feel as though it has always been part of the property.

KITCHEN

4.55m x 2.26m narrowing to 2.21m (14'11" x 7'4" narrowing to 7'3")

A modern fitted kitchen with a range of shaker wall and base units, roll top work surface and a larder style pull out cupboard. Built in electric oven, hob and extractor with tiled splashback. Single bowl stainless steel sink and drainer, space for free standing fridge and freezer, under counter dishwasher and washing machine. Wall hung combi condensing boiler, which the vendor advises is only 3 years old with 7 years remaining on the warranty, housed in a matching kitchen unit. There is space towards the rear of the room for a breakfast bar with a double glazed window out to garden and a double glazed UPVC door out to garden.

FIRST FLOOR

LANDING

Stairs to ground floor and loft room and doors leading to...

BEDROOM ONE

3.65m x 3.48m (11'11" x 11'5")

A spacious double bedroom with double glazed bay to front with plain glass and leaded fan light windows, picture rails.

BEDROOM TWO

3.87m x 3.26 into recess (12'8" x 10'8" into recess)

Another spacious double bedroom with a built in cupboard recessed next to chimney breast. In the corner of the room is a vanity with wash basin over. Double glazed window to garden and picture rails.





BEDROOM THREE

2.56m x 2.09m (8'4" x 6'10")

A single bedroom currently housing a wardrobe, bed and bedside table. Double glazed window to front and picture rails.

BATHROOM

2.41m x 2.30m (7'10" x 7'6")

Walk in corner shower with glazed hinged door, bath with mixer tap showerhead, basin and close coupled WC. Part tiled walls and opaque window out to garden.

SECOND FLOOR

BEDROOM FOUR

5.68m narrowing to 4.56m x 3.38m plus restricted h (18'7" narrowing to 14'11" x 11'1" plus restricted)

A door closing off the stairs to first floor. A large open bedroom room with 3 Velux style windows that would make an ideal office, playroom or 4th bedroom. Exposed brick chimney breast at one end of the room gives character. There is additional storage in the eaves.

REAR GARDEN

A garden of mainly laid to lawn with an enclosed patio with wall divide. A pathway leading from the house to garage with small pond and small planted shrubs. Close board wood panel fencing and a wooden gate out to rear.

GARAGE

5.44m x 3.71m (17'10" x 12'2")

A larger than average garage. Fitted with electricity, motion sensor lighting, electric roller door controlled by key fob.

SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

Band: D Charges 2022/2023: £1,989.72

Broadband

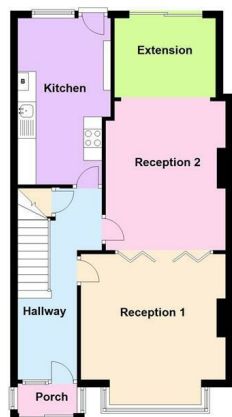
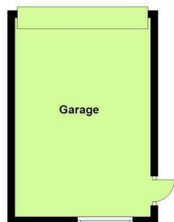
Ultrafast: 600 Mbps

TENURE

Freehold



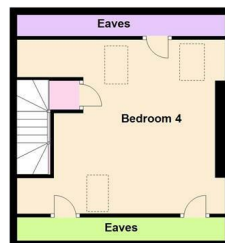
Ground Floor



First Floor



Second Floor



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

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