



**Sealeys**  
Walker ■ Jarvis

15, The Avenue,  
Gravesend, DA11 0NA

Offers In The Region  
Of £495,000



- Six Bedroom Semi Detached Period House
- Garden to Rear, Close to Town Centre & Railway Station
- Viewing Highly Recommended
- Off Street Parking for One Car to Front
- Conservation Area



## 15 The Avenue, Gravesend, , DA11 0NA



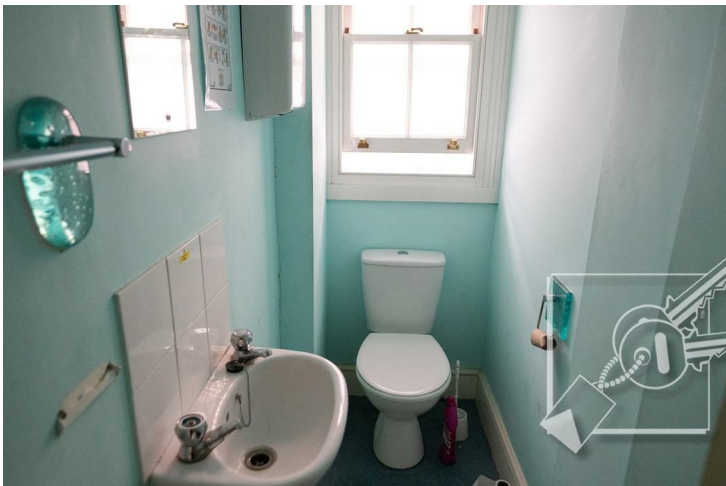
### DESCRIPTION:

This six bedroom period semi detached house in The Avenue, Gravesend is seeking a new owner to restore it back to its former glory and create their forever family home. Currently set out as individual rooms over three floors plus a useful cellar, the property offers so much potential to create your dream home. On entering the premises on the ground floor you are greeted by a spacious hall with access to generous sized reception room, a spacious kitchen/diner opening into another reception area, a separate laundry/utility room, ground floor w.c. On the first floor you will find three double bedrooms, bathroom and a separate w.c., whilst on the top floor are three further bedrooms and a w.c. Heated by Gas Central Heating, other benefits include a rear garden and frontage with off street parking.



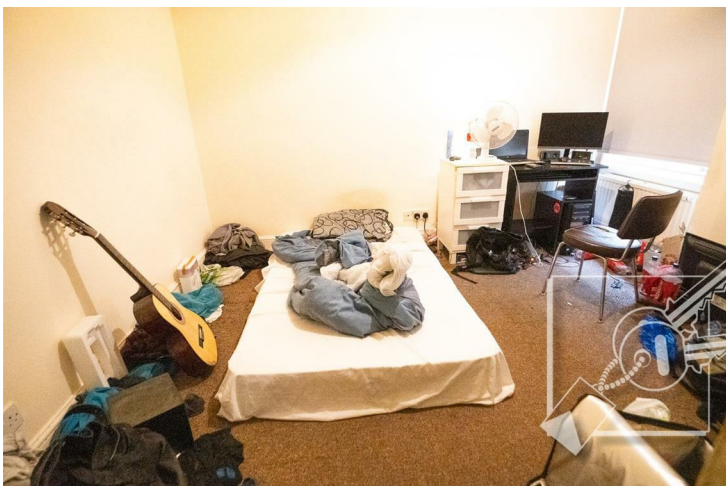
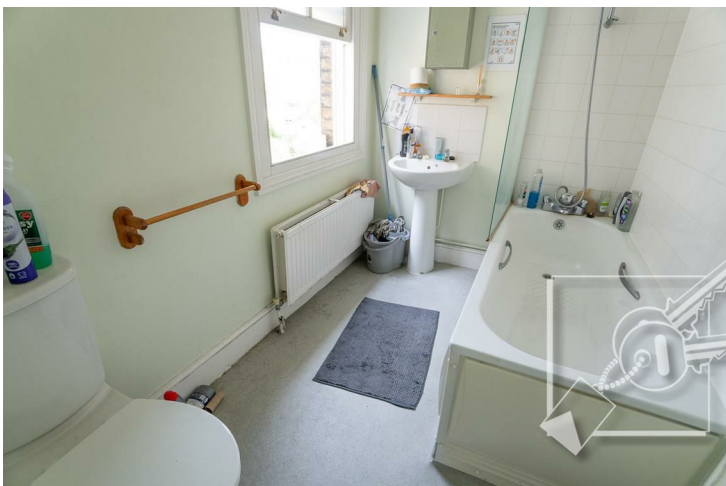
### LOCATION:

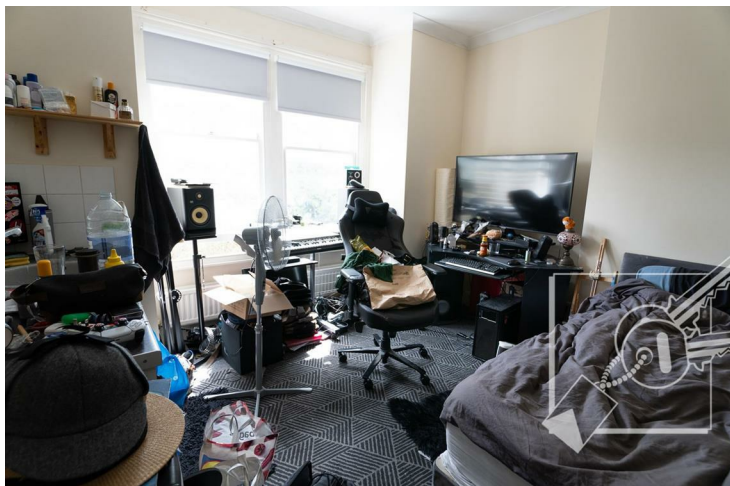
The Avenue, Gravesend is a prime location within a conservation area, within walking distance of Gravesend Town Centre and and railway station, making it an ideal area to live for families and commuters. Mayfield Grammar School for girls is within a few minutes walk and there are a choice of primary, and secondary schools all close by. The A2 with links to the M25/M20 and M2 are within easy access for those that drive.



### FRONTAGE:

Retaining wall and path to front door, hedge. Dropped kerb and parking space for one car.





## **HALL:**

Front door, radiator.

## **RECEPTION 1:**

Large sash bay window to front, radiator, carpet, feature fire place with electric fire.

## **CELLAR:**

A dry cellar accessed from the hall.

## **KITCHEN:/DINER**

Double glazed window to side and double glazed door to side. A spacious room with fitted with beech effect wall and base units and work surfaces, sink and drainer, vinyl floor, wide opening to:

## **RECEPTION ROOM: 2**

A bright and airy room with window to rear and side, radiator, door with access to rear garden.

## **LAUNDRY/UTILITY ROOM:**

Sash window to side, radiator, Worcester boiler, stainless steel sink and drainer, plumbed for washing machine.

## **W.C.**

Sash window to side, low level w.c., hand basin, vinyl floor, radiator.

## **STAIRS/LANDING:**

Wide stair case leading to first floor.





### **BEDROOM 1:**

Window to side, carpet, radiator, sink unit with cupboard under.

### **BEDROOM 2:**

Double glazed window to rear, carpet, radiator, sink unit with cupboard under.

### **BATHROOM:**

Sash window to side, vinyl floor, white suite with panelled bath, low level w.c., wash basin

### **BEDROOM 3:**

Large bay window to front, carpet, radiator, sink unit with cupboard under.

### **SHOWER ROOM:**

Shower cubicle, pedestal wash basin, low level w.c, radiator.

### **STAIRS/LANDING TO 2ND FLOOR. (TOP)**

Wide staircase leading to top floor. radiator, Skylight window.

### **W.C.:**

Wash basin, low level w.c., radiator.

### **BEDROOM 4:**

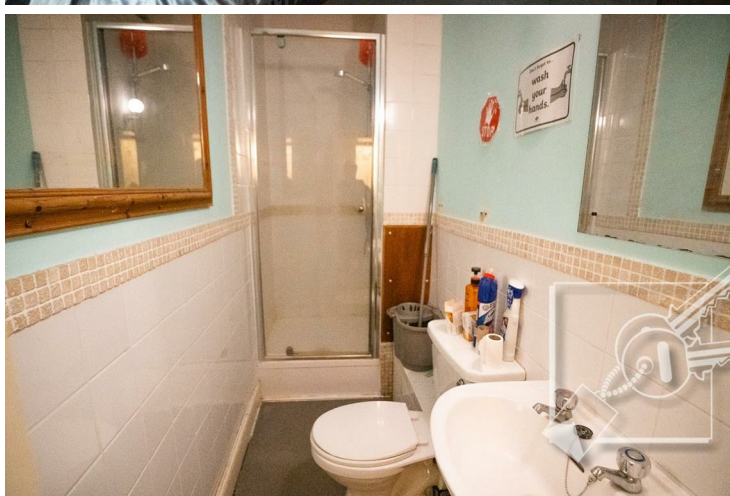
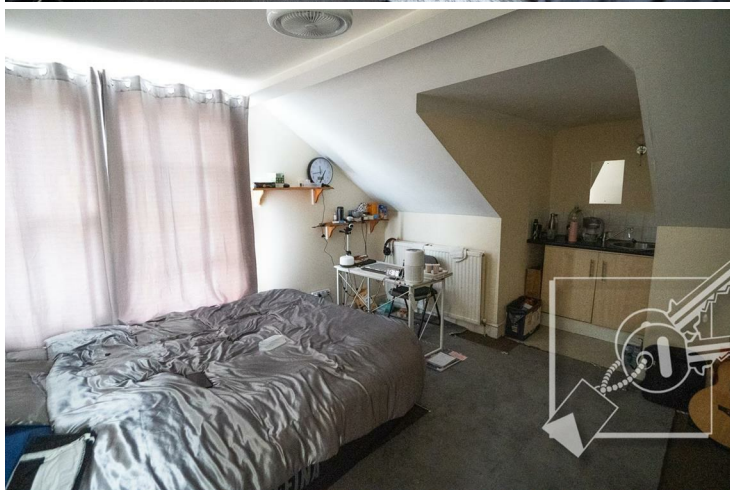
Window to rear, carpet, radiator, sink unit with cupboard under.

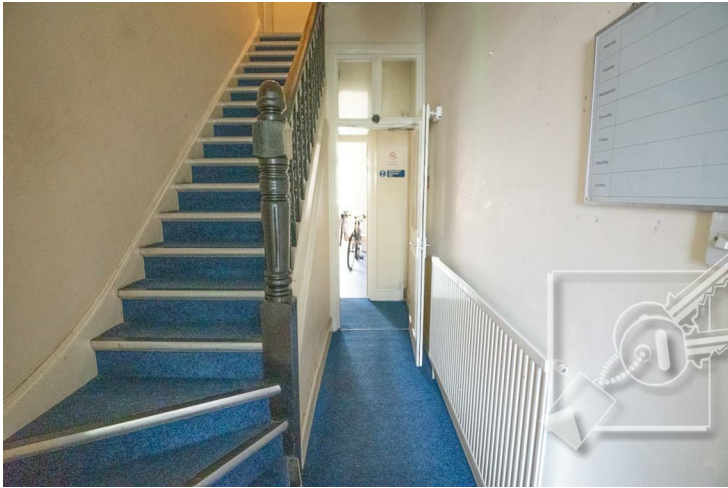
### **BEDROOM 5:**

Window to side, carpet, radiator,

### **BEDROOM 6:**

Double glazed windows to front, carpet, radiator, sink unit with cupboard under.



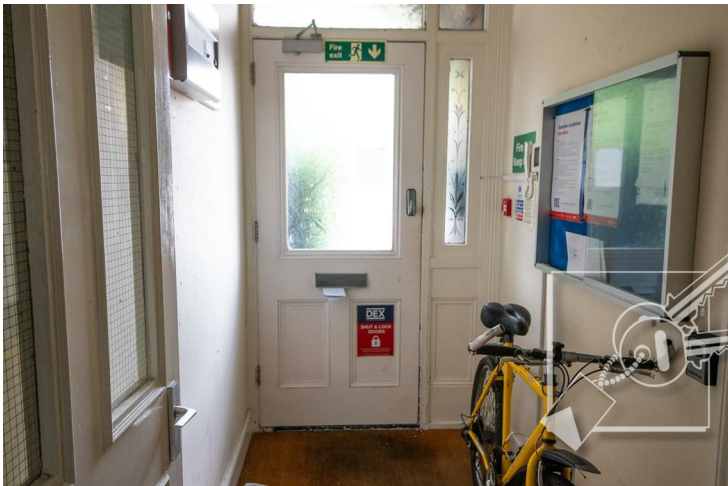


### REAR GARDEN:

Enclosed rear garden, paved patio, grass, brick BBQ, side gate leading to front.

### TENURE:

Freehold





Journey time to London St Pancras International around 25 minutes

## LOCAL AUTHORITY:

Gravesend Borough Council

Council Tax Band E = £2,803.97 2025-2026

Conservation Area: Pelham Road and The Avenue

## SERVICES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage

## LOCAL LAND SEARCH

There are 6 local land charges for your search area.


Your free search reference is: 3419791 -  
Smoke Order In Place 10/00226/SMOKE



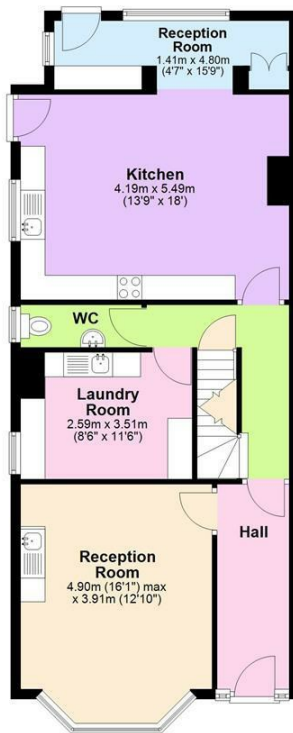
Ebbfleet International to London St Pancras  
(journey time around 19 minutes)



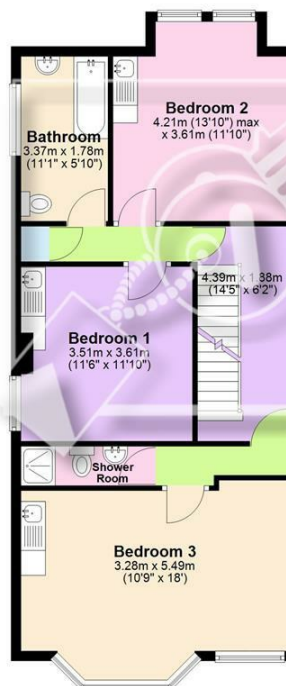
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</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 	

Ground Floor



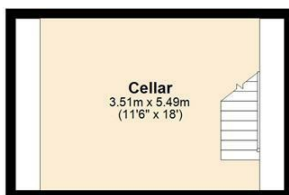
First Floor



Second Floor



Cellar



184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

www.sealeys.co.uk  
Email: sales@sealeys.co.uk  
Tel: (01474) 369368



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.