Sealeys Walker Jarvis

69, Central Avenue,
Gravesend, DA12 5AW

Guide Price £475,000

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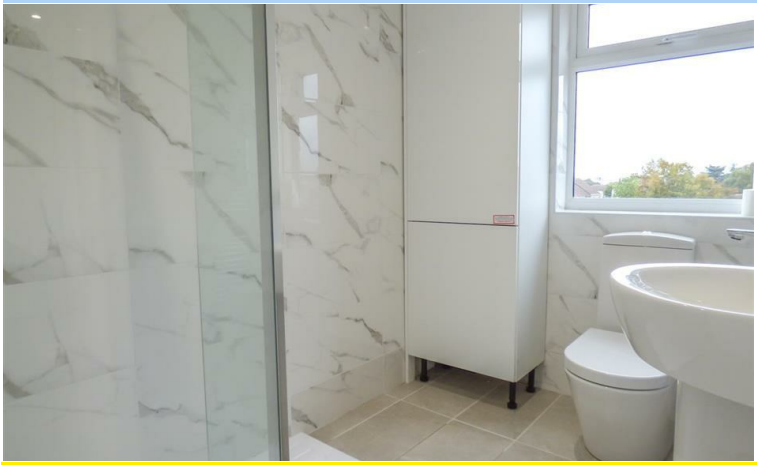
- 4 Bedroom Family Home
- Garage to the Rear
- Renovation To Be Completed Pre Christmas '21
- Loft and Ground floor Extensions
- No Chain



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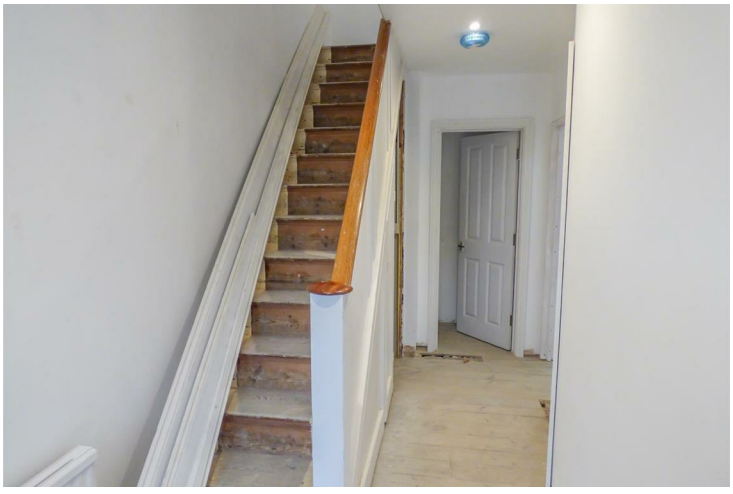


PROPERTY DESCRIPTION

Don't miss your chance to view this newly refurbished, 4 bedroom, heavily extended, family home with a large open plan kitchen/ dining and family room and a separate lounge. Although refurbishments are currently ongoing we have evidence from this owners previous work to show the standard it will be finished to. Three bedrooms are generous size doubles with a single/ office space in bedroom four. To the rear of the garden lies a garage with space for one car. The new owner of this home will not be disappointed with all the space on offer. call us now to book your viewing.

LOCATION DESCRIPTION

This property is situated in a predominantly residential area. Only 1.3 miles from Gravesend station with excellent train links to London (Gravesend to St Pancras around 25 minutes). This property is across the road from a recreational field. There are several good schools within a small radius from this property.

FRONTAGE

A half height wall enclosing a frontage of which the vendors have advised will be finished with laid lawn and a pathway leading to a wood and glazed door opening to...

HALL

A spacious hall with light flooding in from the glazing in the door and the small window next to it. Under stairs cupboard, stairs leading up to first floor and doors leading to...

LOUNGE

4.0m x 3.30m (13'1" x 10'9")

A generous size lounge with a double glazed bay window to front filling the room with light.

DOWNSTAIRS CLOAKROOM

Close coupled WC and Basin

KITCHEN/ FAMILY ROOM

7.67m x 5.59m (maximum) (25'1" x 18'4" (maximum))

A large open plan kitchen/ dining/ family room with a utility area. The kitchen area is made up of a range of high gloss white wall and base units with a straight cut work surface. Built in appliances include: oven, hob, extractor, dishwasher and a stainless steel, single bowl sink and drainer. The utility area consists of matching kitchen units with built in fridge/freezer and washing machine. This large space over 7.5m long and 5m wide gives ample space for a dining area and family living space. Large double glazed doors with double glazed windows either side and skylights flood this room with light. If you are the kind of family who like entertaining this room is perfect for you.

FIRST FLOOR LANDING

Stairs to ground floor and second floor doors leading to...

BEDROOM TWO

3.49m x 3.35m (11'5" x 10'11")

A large double bedroom with double glazed window out to front.

BEDROOM THREE

3.76m x 3.35m (12'4" x 10'11")

Another double bedroom with double glazed window out to rear

BEDROOM FOUR

2.11m x 1.94m (6'11" x 6'4")

A single bedroom that could work as a home office or bedroom, double glazed window out to front

BATHROOM

2.27m x 2.20m (7'5" x 7'2")

Tiled bathroom with mixer tap shower over bath, Close coupled WC and matching basin. Wall hung heated chrome towel rail double glazed opaque window to garden.

SECOND FLOOR

Stairs to first floor, skylight and door leading to...

BEDROOM ONE

4.92m x 4.17 narrowing to 3.26 plus eaves (16'1" x 13'8" narrowing to 10'8" plus eaves)

A converted loft with a dormer. This large double bedroom with double glazed window out to rear and Velux style windows to the front. storage space available in the eves.

EN-SUITE

2.68m x 1.61m (8'9" x 5'3")

An en-suite shower room with a walk in shower and glazed shower screen. Close coupled wc and basin. A wall hung combi condensing boiler housed in a white bathroom unit. A double glazed frosted window out to garden.

REAR GARDEN

A rear garden with wood panel fencing and one side and block built wall the other. The vendors have advised they will be finishing it with a patio area adjacent to the property and laid lawn. To the rear of the garden is a wooden gate to the rear access road and a garage

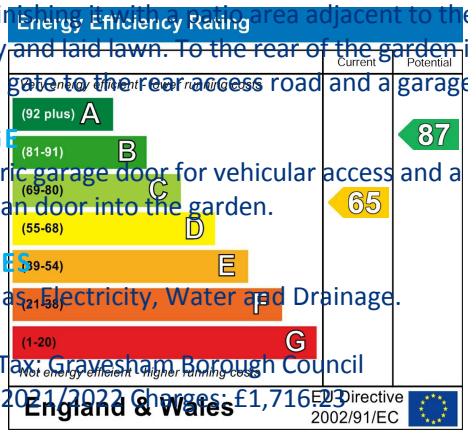
GARAGE

An electric garage door for vehicular access and a wooden pedestrian door into the garden.

SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council
Band: C 2021/2022 Charges: £1,716.23



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