



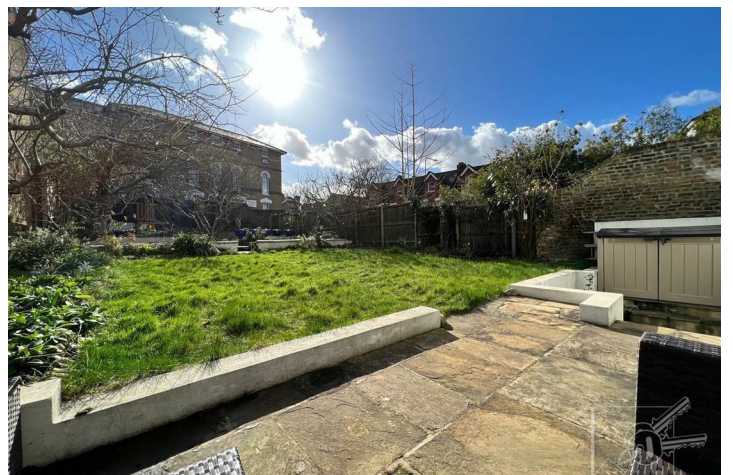
Sealeys
Walker Jarvis

37, Clarence Place,
Gravesend, DA12 1LB

Price Guide £850,000



- Elegant Georgian Four Bedroom Home
- High Specification Interior
- Arranged Over Four Floors
- Three Receptions
- Popular Conservation Area
- Close to Town & Station



37 Clarence Place, Gravesend, , DA12 1LB



LOCATION:

Clarence Place is a conservation area, surrounded by interesting period properties, located on the edge of Windmill Hill and within 0.5 miles walking distance of the Town Centre & Mainline Railway Station. Windmill Hill is a point of interest where you can enjoy fantastic views over the town centre with the historic River Thames beyond. There is a children's play area up on the hill and at the bottom of the hill you will find Windmill Gardens, a bowling green and tennis courts, literally within a few minutes walk of the property.

The mainline railway station makes it perfect for commuters offering a high speed service to London St Pancras in just 23 minutes or you can take the domestic train to London, which stops at Waterloo, London Bridge and Charing Cross or travel to the Medway towns or the Kent Coast. Ebbsfleet international railway station is also within a few miles which offers a high speed service to London in just 17 minutes. The A2 is easily accessible with links to the M2, M20 & M25. Bluewater shopping centre with its array of shops and restaurants is just a bus or car journey away if you fancy some retail therapy, dining with friends in one of their many restaurants and cafe bars or a trip to the cinema.

The property is located within the catchment area of a choice of good primary, secondary and grammar schools, including Gravesend Grammar School for boys and Mayfield Grammar Schools for Girls, which are within walking distance, making it a perfect place for families to live.



DESCRIPTION:

We think you will agree this elegant, Georgian style semi detached house offers curb appeal, charm and character. Internally the property offers spacious, versatile, family accommodation arranged over four floors, which was completely renovated by the previous owners, to a high standard in 2018 prior to the current vendors moving in. The property is entered from the ground floor, into a hall which gives access out to the Southerly aspect rear garden, a ground floor cloakroom, and two reception rooms.

To the lower ground floor you will find a superb bespoke fitted kitchen complete with Bosch integrated appliances, a family dining room, separate utility room, through to another cloakroom, a study with plumbing and a games room.

Up on the first floor is the master bedroom with a full en-suite bathroom inclining bath and separate shower cubicle, bedroom two with access to a walk in dressing room .

On the top floor are two further double bedrooms and a family bathroom.

Other benefits include Gas Central Heating, Under floor heating to the lower ground floor, Georgian double glazed window to rear and off street parking to the front for two cars. Internal viewing is highly recommended to appreciate just what is on offer. We don't think you will be disappointed.

FRONTAGE:

The property is approached by an elegant staircase with metal railings, leading to the front entrance and a paved patio area.

HALL:

Entrance door, engineered wood flooring, two vertical radiators, double glazed window to rear, fitted cupboard housing electrical consumer unit & broadband connection. Upvc door giving access out to the rear garden.

CLOAKROOM:

Double glazed window to rear, vanity wash basin with tiled splashbacks, low level w.c. Radiator, tiled floor.

RECEPTION 1: FAMILY ROOM

4.65m x 3.71m (15'3" x 12'2")

French windows to front with original shutters, alcove shelving, picture rail, engineered wood flooring.

RECEPTION 2: SITTING ROOM

4.65m x 3.73m (15'3" x 12'3")

French window to rear, engineered wood flooring, feature fire place in marble surround with mantelpiece, radiator.

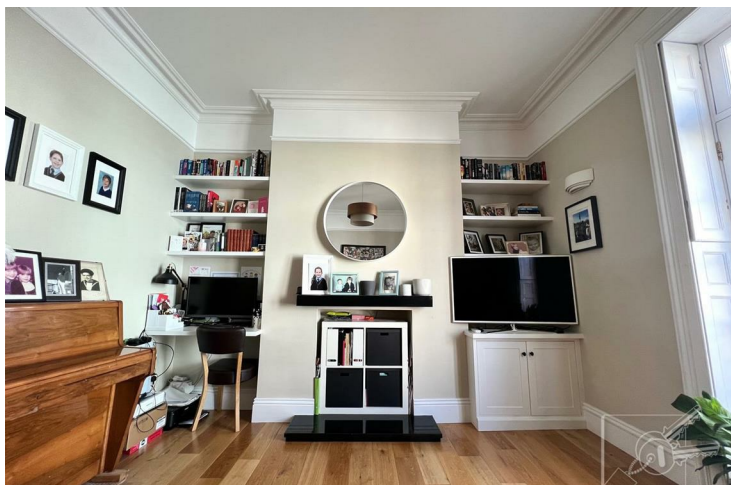
STAIRS LEADING TO LOWER GROUND FLOOR:

Concrete steps leading down to lower ground floor. Under stair storage cupboard, with controls for under floor heating, two hot water tanks.

KITCHEN:

4.65m x 3.66m (15'3" x 12')

Double glazed window to rear. A beautifully finished fully fitted bespoke kitchen comprising a range of grey shaker style wall and base cupboards, plenty of marble work surface space incorporating breakfast bar. Fitted with range style cooker including two ovens and induction hob with six rings, integrated fridge/freezer, white one and a half bowl sink and drainer with mixer taps and water filter, integrated dish washer. Vaillant boiler concealed within cupboard.





DINING ROOM:

4.55m x 3.66m (14'11" x 12')

Window to front, tiled floor, meter cupboard. corridor giving access to:

STUDY

3.58m x 2.29m (11'9" x 7'6")

Window to front, tiled floor. Currently used as a home Salon with plumbing.

GAMES ROOM/ STUDY:

2.44m x 2.26m (8' x 7'5")

Tiled floor, wall lights. This room would make an ideal games room or work from home office/study.

LOBBY:

Double glazed window to side, tiled floor, access to court yard garden.

UTILITY ROOM:

1.65m x 1.57m (5'5" x 5'2")

Double glazed window to rear, tiled floor, sink unit with double cupboard under, plumed for washing machine. Access to:

CLOAKROOM:

Double glazed window to rear, tiled floor, white low level w.c., vanity wash basin with tiled splash backs.

STAIRS/LANDING TO 1ST FLOOR:

A wide turning stair case with carpet leading from ground floor hall to first floor.

BEDROOM 1:

4.62m into wardrobe x 3.89m (15'2" into wardrobe x 12'9")

Double glazed Georgian style window to rear, carpet, fitted dressing unit to alcove, radiator. Access to:

EN-SUITE BATHROOM:

4.32m x 1.91m (14'2" x 6'3")

Double glazed window to side, tiled floor, heated towel rail. radiator. Fitted with paneled bath, tiled shower cubicle with glass screen, vanity wash basin, low level w.c., local tiling to walls, tiled floor.

BEDROOM 2:

3.96m x 3.20m (13 x 10'6")

Window to front, radiator, carpet, feature fire place. Access to:

DRESSING ROOM:

1.91m x 1.47m (6'3" x 4'10")

A walk in dressing room with light.

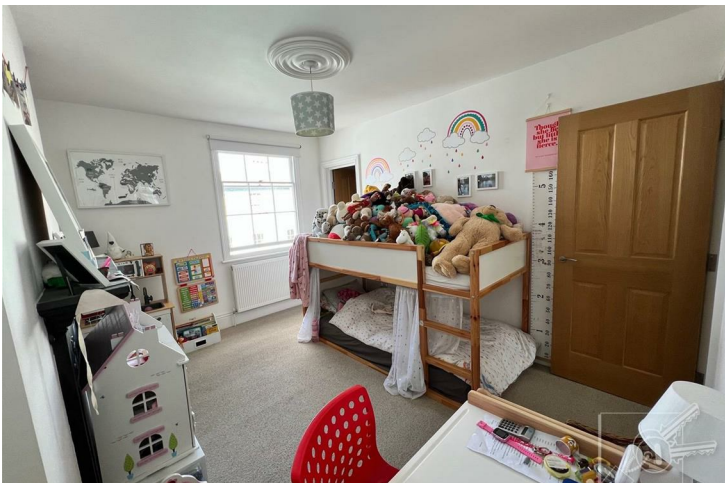
STAIRS/LANDING TO 2ND FLOOR (TOP)

Wide turning stair case with carpet and access to loft.

BEDROOM 3:

4.88m x 3.96m (16 x 13')

Window to front with superb views over the roof tops, Gravesend into Essex beyond. Carpet, radiator.





BEDROOM 4:

4.88m x 3.89m (16 x 12'9")

Double glazed Georgian Style window to rear, carpet, radiator.

FAMILY SHOWER ROOM:

Double glazed window side, vinyl floor, radiator. Tiled shower cubicle, vanity wash basin, low level w.c., local tiling to walls.

GARDENS:

Southerly aspect rear garden mostly laid to grass, various fruit trees including apple, plum, hazelnut and five fig trees. paved patio, circular patio, artificial lawned area to rear, walled to rear with gate. Fencing to sides, steps leading down to court yard area.

SERVICES:

Gas, Electricity, Water, Mains Drainage.

TENURE:

Freehold.

ESTIMATED BROAD BAND SPEEDS:

Ultra fast: 1000 mbps

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band - F £3017.65 2023-2024

FLOOR AREAS

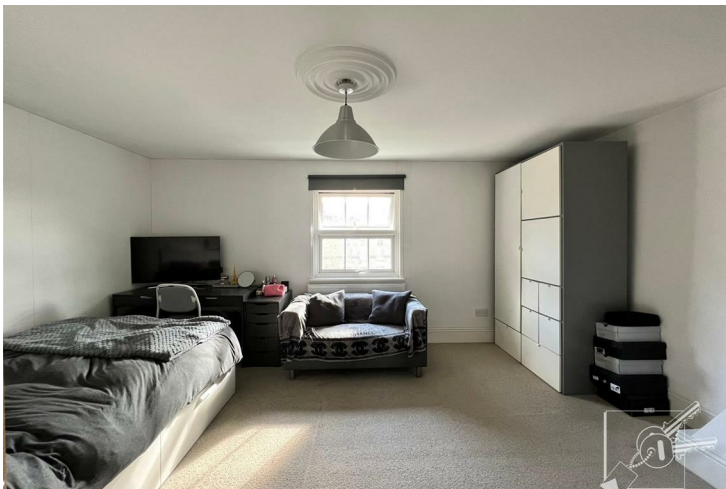
The approximate floor area for the whole property is 2322 sq ft

the approximate floor area for: Lower ground floor is 770 sq ft

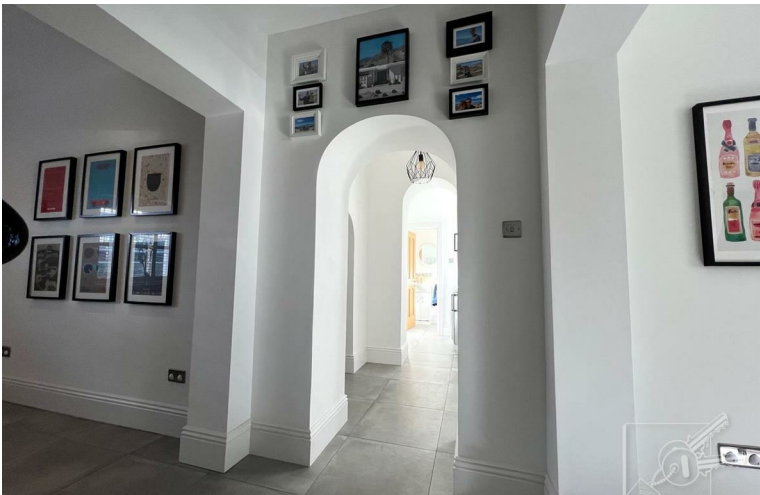
Ground floor is 560 sq ft

First Floor is 499 sq ft


2nd Floor is 483 sq ft







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

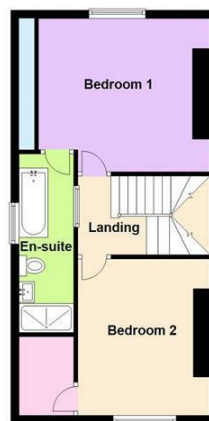
Lower Ground Floor



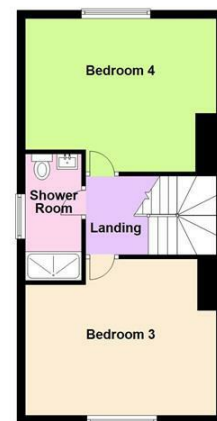
Ground Floor



First Floor



Second Floor



184 Parrock Street
Gravesend
Kent
DA12 1EN

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



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