Sealeys Walker Jarvis Est. 1851

24, Laurel Avenue,
Gravesend, DA12 5QP

Price Guide £425,000

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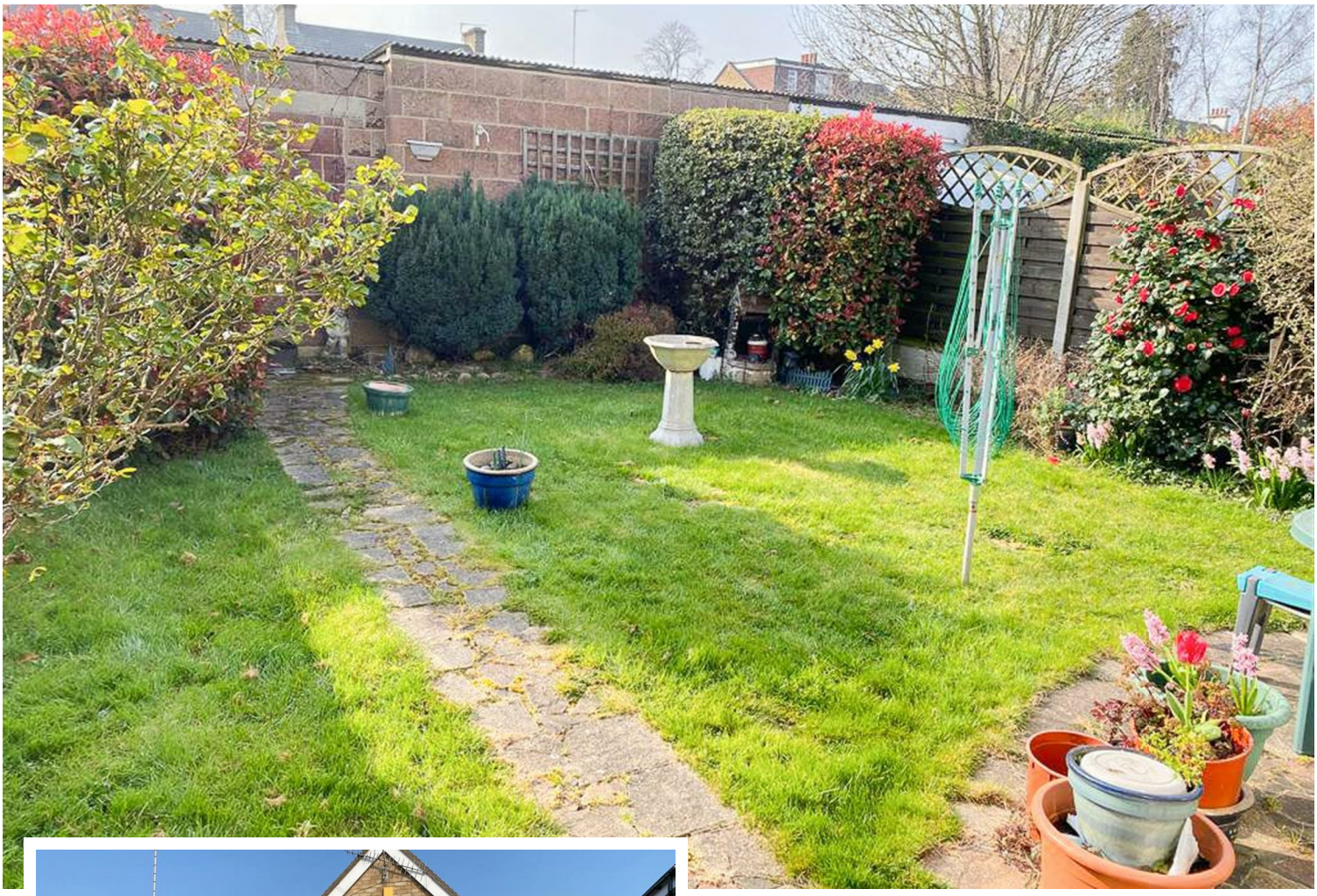
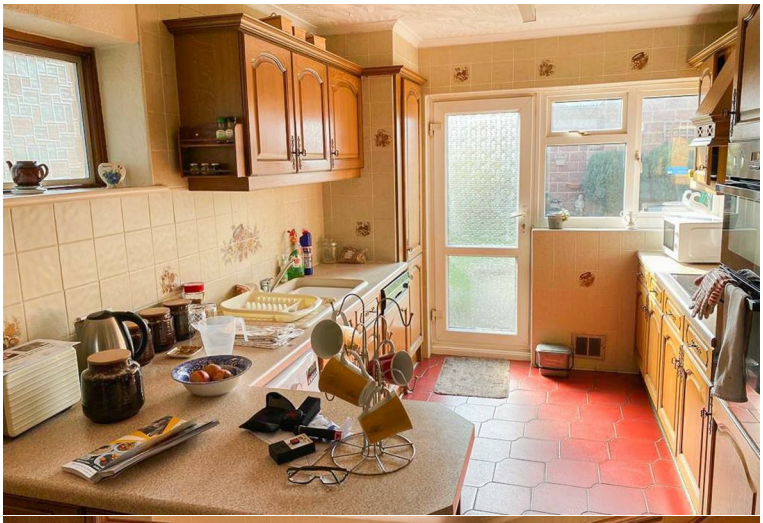
- Desirable Detached Chalet House
- Garage & Off Street Parking
- Three Double Bedrooms
- Sought After Residential Location
- Large Lounge and Kitchen Diner

24 Laurel Avenue, Gravesend, Kent, DA12 5QP



DESCRIPTION:

Rarely available in this location, we are pleased to bring to market this detached chalet style house offering generous size family accommodation with potential for improvement. The ground floor comprises, Hall, generous lonunge with access out to a southerly aspect rear garden, a fitted kitchen/breakfast, and bedroom three. Upstairs are two further double bedrooms and the bathroom. There is an integral garage, and gardens front and rear. Other benefits include double glazing and gas central heating. With some careful thought and imagination this property could make a superb family home. We highly recommend viewing as soon as possible to avoid any disappointment.



LOCATION:

Laurel Avenue is a popular residential road situated between Valley Drive and Whitehill Road. There are good public transport links with bus stops just a short walk with services going to Gravesend town centre and Bluewater shopping centre. It is within approximately 1.5 miles from the A2 with links to the M25, M20 and M2. Gravesend train station is within approximately 1.5 miles which offers a high speed service to St Pancras (journey time around 22 minutes), or you can travel on the high speed train from Ebbsfleet International railway station and be at St Pancras, London in just 17 minutes. There are local shops and facilities at both Echo Square and Valley Drive which are within walking distance and it is in the catchment area of a choice of good, primary, secondary and grammar schools.

FRONTAGE:

The property is approached by a block paved drive leading to an open storm porch and uPVC double glazed front door, garage and front garden.

HALL:

UPVC front door, leading into the hall, built in cupboard, carpet, access to bedroom three and lounge.

BEDROOM 3:

3.33m x 2.44m (10'11" x 8')

Double glazed front door, carpet, radiator.

LOUNGE:

6.10m x 3.61m (20' x 11'10)

This long lounge has a complete wall comprising double glazed patio doors which lead out to the south facing rear garden. Carpet, radiator, decorative feature gas fire and door leading into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM:

6.91m x 2.67m (22'8" x 8'9")

Double glazed window to rear and door to garden, opaque window to side. Fitted with oak effect wall and base units with ample work surface space and matching room dividing breakfast bar, one and a half bowl sink and drainer, built in double oven in housing unit, inset hob, space for fridge/freezer and plumbing for washing machine. Tiled to kitchen area, laminate floor to dining area.

STAIRS/LANDING:

Open plan wooden returning stair case from lounge, leading to first floor. Glass brick window to side letting in additional light. Carpeted to landing, built in double width storage cupboard, built in linen cupboard.

BEDROOM 1:

4.32m x 3.66m into wardrobe (14'2 x 12' into wardrobe)

A double bedroom wtih double glazed window to rear fitted mirror wardrobes along one wall giving large amount of storage, carpet, radiator, fitted mirror wardrobes along one wall and two built in cupboards.

BEDROOM 2:
3.66m x 3.33m (12' x 10'11")
A second double bedroom with double glazed window overlooking the front, carpet and radiator.

BATHROOM:
2.46m x 1.70m (8'1" x 5'7")
Double glazed windows to rear and side, vinyl floor, radiator, tiled walls. Peach coloured suite comprising of panelled bath with shower over, pedestal basin and w.c.

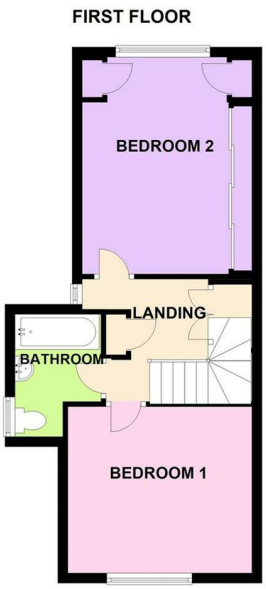
GARDENS:
The rear garden has a flagstone patio and path, grass, mature shrubs and bushes. Gate leading to side and front of property.

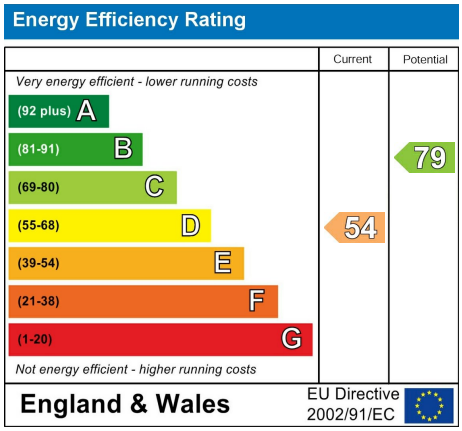
GARAGE:
Integral to property with up and over door, Housing Vaillant boiler for hot water and central heating. Further parking on block paved drive.

LOCAL AUTHORITY:
Gravesham Borough Council
Council Tax Band E £2431.88 2022-2023

SERVICES:
Gas, Electric, Water, Mains Drainage

TENURE:
Freehold





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