



**Burdett Avenue, Gravesend, DA12 3HP**  
**Guide price £550,000**

CHAIN FREE!!

WOW! If you are looking for a family home, in a village location with fabulous views over the countryside then this should be of interest to you. There is so much potential with this property, for those that enjoy making a house their own, we expect this will be popular so call Town and City Homes today and book in for a viewing tour.



This family home is situated down a quiet cul-de-sac in Shorne. There are far-reaching views over fields to the River Thames from the rear of the property which adds to the enjoyment of living here.

The living space has been extended which has created a very generous size living room with a comfortable dining room accessed via double doors. There is also a good size kitchen and another reception currently being used as a breakfast room. A very flexible ground floor layout with even more potential for the right buyer.

Upstairs there are three double bedrooms and a family bathroom with a separate WC. I can imagine many potential buyers will be considering the option of extending this floor to create more bedrooms either to the rear or to the side. This would be subject to Planning Permission but it certainly looks like the potential is there.

Outside there is a wonderful rear garden bordered by mature hedges and various trees making a very enjoyable space for all the family. There is also a driveway to the front for several vehicles and the garage.

The fact this property has so much potential and is offered with NO ONWARD CHAIN makes an exciting proposition so call Town and City Homes today and book your viewing tour so you don't miss out.

Shorne is a lovely village with a church, primary school, nursery, local shops, and pub. Shorne Country Park is nearby together with the highly regarded 'Gads Hill' Private School. There are also reputable Grammar Schools in the area. Commuter links of A2/M2/M20/M25 are within easy reach along with Gravesend/Ebbsfleet train stations offering the fast link into London. Bluewater Shopping Centre is also within easy reach

#### Entrance

**Living Room 25' x 12' (7.62m x 3.66m)**

**Dining Room 11'10 x 11'5 (3.61m x 3.48m)**

**Kitchen 11'11 x 8'2 (3.63m x 2.49m)**

**Breakfast Room 11'9 x 10'3 (3.58m x 3.12m)**

#### W/C

#### Landing

**Main Bedroom 12'9 x 11'2 (3.89m x 3.40m)**

**Bedroom Two 11'5 x 10'6 (3.48m x 3.20m)**

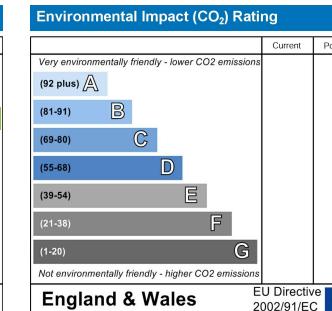
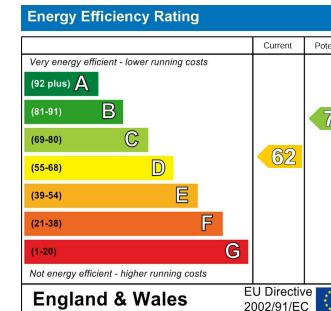
**Bedroom Three 8'11 x 8'7 (2.72m x 2.62m)**

#### W/C

**Bathroom 5'5 x 5'5 (1.65m x 1.65m)**

**Garage 29' x 8' (8.84m x 2.44m)**

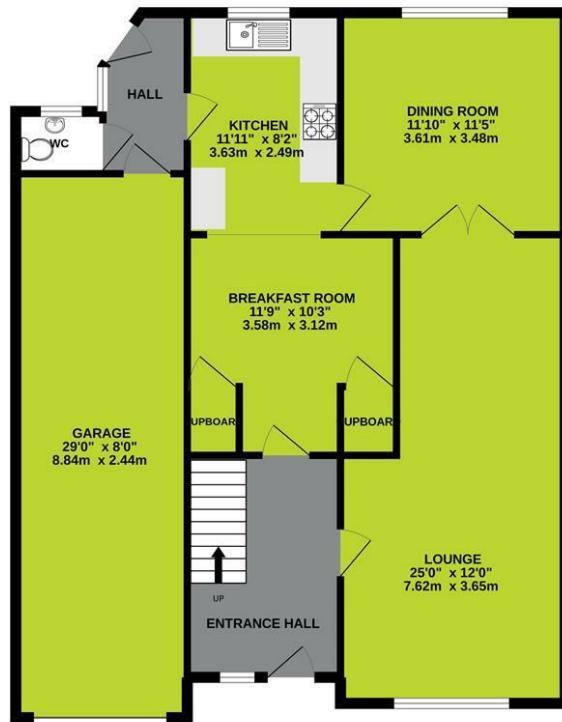
**Garden 100' x 44' (30.48m x 13.41m)**



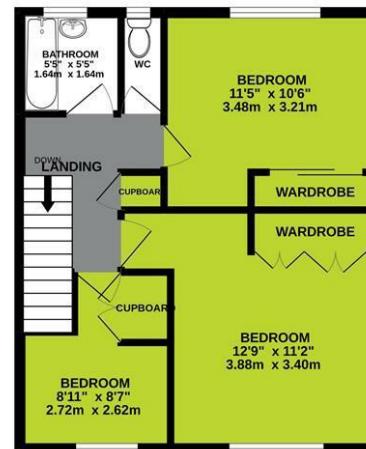




GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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