



**Kelso Drive, Gravesend, DA12 4NR**  
**Guide price £375,000**



Guide Price £375,000 - £400,000

When you visit this house you will fully understand why growing families move to 'Riverview Park' for some of the most important years of their lives. Everything is close by or within easy reach and you get a great feeling that its a family friendly location. Take a look inside and let us know what you think.



I must say the current owners have made a lovely job of making this property a real home. The first impression you get from approaching the front door is very welcoming with the modern contemporary look they have created.

Once inside you have a fabulous, wide entrance hall which allows you to get in without feeling crushed or squeezed. There is a very generous open-plan lounge diner which is plenty big enough to accommodate most families furniture and has bags of light flooding in from both ends of the room adding to the enjoyment when relaxing. There is also a handy conservatory just off the back which could easily be used as another living room, home office or maybe even the dining area. Having options and extra space is so important now a days so I'm sure you will appreciate the benefits here.

The three bedrooms upstairs are all of a decent size and the family bathroom has been modernised so another big tick on the list. You can move in without having to spend a fortune on remodelling as the current owners have done so much already but for those who enjoy a project there is further potential for extension's both upwards and outwards obviously subject to the normal planning permissions.

The plot itself is conveniently placed on the corner of Kelso Drive and Cambria Crescent and this has many benefits for you to enjoy. A couple worth noting are firstly the extra space to the side, offering the potential to extend quite substantially if desired (STNPP) and the potential for another driveway providing plenty of parking for the whole family. Two cracking reasons to view this property.

With all the things that families need within easy reach and plenty of things to do for the more active families this property will surely grab attention so don't hesitate to call us and book your guided tour of this great home!

### Entrance Hall

Lounge/Diner 23'4 x 12' (7.11m x 3.66m)

Conservatory 16' x 7' (4.88m x 2.13m)

Kitchen 8'10 x 8' (2.69m x 2.44m)

### Landing

Main Bedroom 11'10 x 11'3 (3.61m x 3.43m)

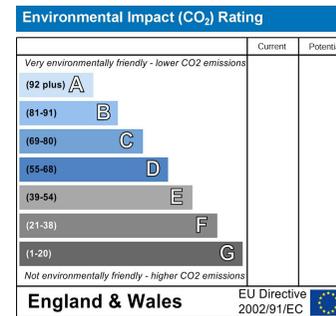
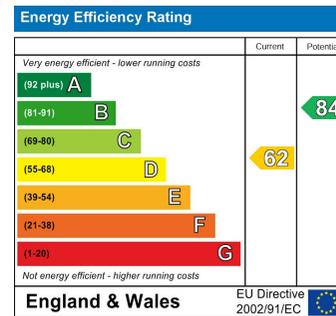
Bedroom 2 11'3 x 9'9 (3.43m x 2.97m)

Bedroom 3 8'10 x 6'7 (2.69m x 2.01m)

Bathroom 6'7 x 5'6 (2.01m x 1.68m)

Garden 61' (18.59m)

Garage 17'3 x 8'4 (5.26m x 2.54m)







GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021