



Chalk Road, Gravesend, DA12 4UT  
Guide price £400,000

**TC** Town  
& City  
Homes

Guide Price £400,000 - £425,000

A BEAUTIFUL BUNGALOW !!!!

Get in on the ground floor !!!

This superb detached bungalow will provide you with all that you need,,, and take your buying dreams to a new level



A welcoming entrance hall, leading to a wide range of accommodation encompassing a large living room, overlooking a sumptuous open plan conservatory which gives pleasant views from either inside or externally watching the sun go down from the elevated decked veranda, over the lawned rear garden which promises to be the scene of many a family party or gathering or fit for an impromptu game of five a side should the need take you.

A well-planned kitchen/breakfast room, with plenty of space will afford you much in the way of opportunity to cook up a feast for your dinner guests or perhaps rustle up a snack for lunch or simply just a cuppa first thing, this real hub of the home will cater for your needs.

Adjoining the kitchen is a handy study/utility area, also overlooking the rear garden, and a perfect place for those looking for either a hobby room, or perhaps that office enabling you the option of avoiding the commute and working from home, should the situation present itself.

Three well appointed bedrooms, to the front and side respectively, will engage you, as will the well-planned fully fitted shower room, found conveniently off the main entrance hall.

With a pleasant and well-tended front garden, and driveway allowing off road parking for vehicles, leading to an adjoining garage with power and lighting, there really are plenty of reasons to get excited about this happy home, that demands your early attention.

The sizeable rear garden, also provides a wealth of additional working and storage space, with several external wooden structures available to the rear of the garden, ideal for those with green fingers or a pension for DIY.

Whatever your reason, or indeed requirement, look no further than this versatile bungalow, that offers you the ability to make this home your own, and the envy of your nearest and dearest.

Chalk is a sought after village on the edge of Gravesend. Local schools, sport centre and amenities are within a short driving distance. Chalk benefits from many fields nearby which is ideal for walkers and owners with dogs

SOUND GOOD.... ??? ..... CALL TODAY, AS TOMMOROW COULD BE TOO LATE !!!

#### Entrance Hall

Lounge 13'5 x 11' (4.09m x 3.35m)

Conservatory 19'7 x 9'1 (5.97m x 2.77m)

Kitchen/Breakfast Room 13'3 x 12' (4.04m x 3.66m)

Study/Utility Area 9'6 x 7'6 (2.90m x 2.29m)

Master Bedroom 12'4 x 10' (3.76m x 3.05m)

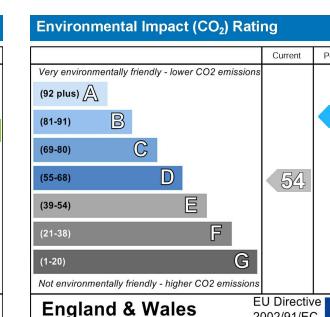
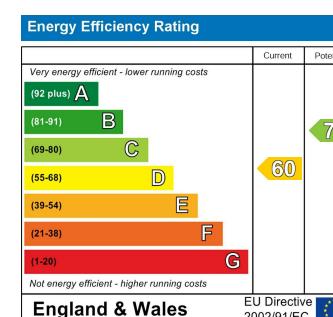
Bedroom 2 12' x 10 (3.66m x 3.05m)

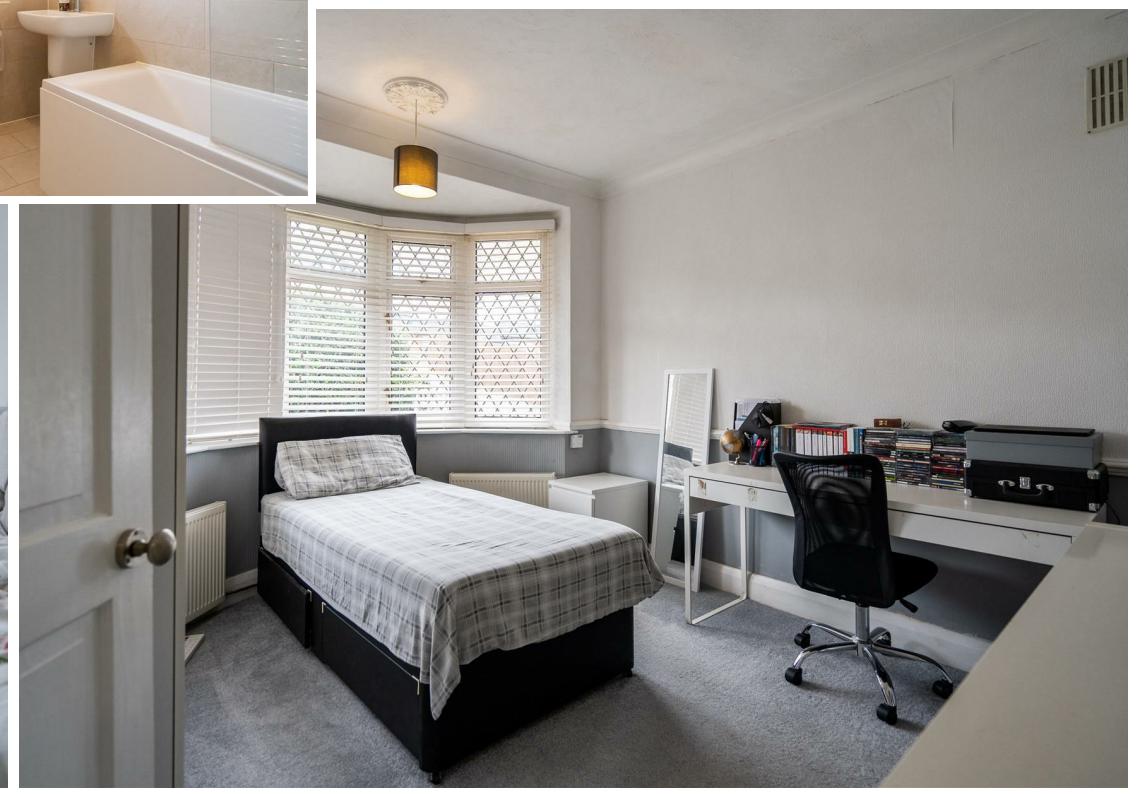
Bedroom 3 10' x 6'8 (3.05m x 2.03m)

Shower Room 7'8 x 5'8 (2.34m x 1.73m)

Garden 125' x 35' (38.10m x 10.67m)

#### Garage









TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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