



Gloucester Road, Gravesend, DA12 5JY  
Guide price £360,000



Guide Price £360,000 - £380,000

WOW! I must say the garden cabin at the bottom of the garden is something really special and will be greatly appreciated by families. Call Town and City Homes today to book your viewing to see for yourself how good this really is!



The current owners have made a fantastic job of making this three-bedroom property a wonderful family home.

There is a spacious living area to the front of the property with a fabulous size kitchen diner overlooking the rear garden. Upstairs there are three good size bedrooms and a stunning family bathroom.

The gem of this property is the garden with its immaculate artificial lawn and paved patio and the luxurious garden cabin.

The useful outbuilding at the bottom of the garden would make an excellent home office or gym which is one of the most common reasons we are hearing that people are moving at the moment. No need to worry about parking as there is a driveway for 2 vehicles to the front.

We think this is a fabulous home and will tick a lot of boxes so call Town and City Homes today and we would be pleased to show you around in person.

Gloucester Road is very close to Valley Drive meaning that local amenities, public transport, and motorway links are basically on your doorstep. Gravesend Station is a short bus journey or drive away and benefits from regular services to Charing Cross and London Victoria. Alternatively, you can take advantage of the high-speed service and get to London St Pancras in under 25 minutes!

You can reach the A2 in around 5 minutes and from there the M25 isn't much further. There are easy links to the M2, M20, and M26 and from the Dartford Crossing, you can access the A13, M11, and M1.

Families can take full advantage of the brilliant school within the area. Within walking distance, there is

Whitehill Primary School, King's Farm Primary, and a little further afield is Wrotham Road Primary. Secondary schools include St John's Catholic and Saint George's C of E. You also have the added benefit of outstanding Gravesend Grammar School and Mayfield Grammar School either a short drive or bus journey away.

**Entrance**

**Living Room 12'11 x 11'8 (3.94m x 3.56m)**

**Kitchen/Diner 15'11 x 9'7 (4.85m x 2.92m)**

**Landing**

**Main Bedroom 12'2 x 9'11 (3.71m x 3.02m)**

**Bedroom Two 12'11 x 9'6 (3.94m x 2.90m)**

**Bedroom Three 9'10 x 6'4 (3.00m x 1.93m)**

**Bathroom 8'10 x 6'8 (2.69m x 2.03m)**

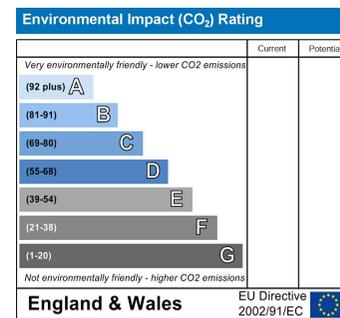
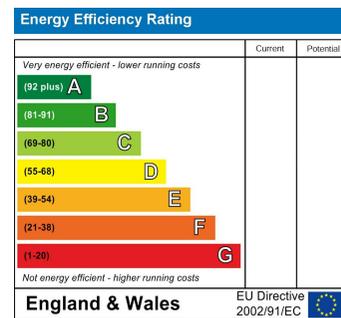
**Garden**

**Garden Cabin**

**Bar Room 18'7 x 15'9 (5.66m x 4.80m)**

**Games Room 15'9 x 14'9 (4.80m x 4.50m)**

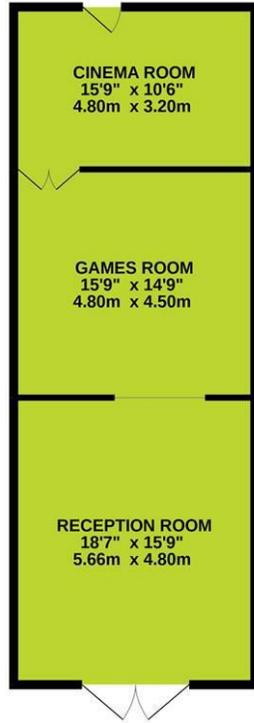
**Cinema Room 15'9 x 10'6 (4.80m x 3.20m)**







ANNEX  
690 sq.ft. (64.1 sq.m.) approx.



GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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