



## 38 Mitchell Avenue

Northfleet Gravesend DA11 8AX

**Offers Around £400,000**

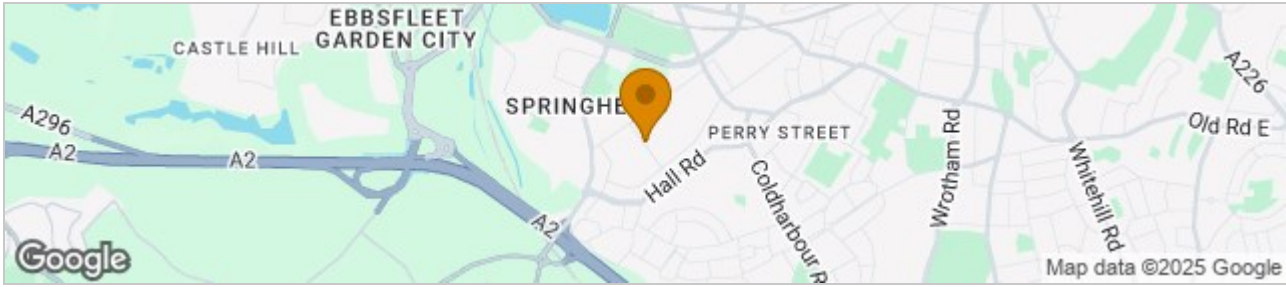


**NO CHAIN!**  
 Situated on Mitchell Avenue in Northfleet, Gravesend, this exquisite semi-detached house, built in the 1930s, offers a perfect blend of modern living and classic charm. The property has been thoughtfully extended and beautifully decorated throughout, making it an ideal family home.

Upon entering via the hallway, you are greeted by a spacious lounge/diner, featuring a delightful bay window that floods the room with natural light, complemented by a cosy wood burner fire, perfect for those chilly evenings. The fitted kitchen boasts ample cupboard and worktop space, making it a joy for any home cook. The extension at the rear of the property provides an additional sitting room that overlooks the well-established garden, creating a serene space for relaxation. The ground floor also includes a convenient shower room and a cloakroom, enhancing the practicality of the home. Ascending to the first floor, you will find three beautifully appointed bedrooms, each offering a peaceful retreat, along with a family bathroom that caters to all your needs. Externally, the rear garden is a true highlight, featuring a well-kept lawn surrounded by a variety of established plants, trees, and shrubs. A secluded seating area, adorned with vibrant flowers, provides the perfect spot for outdoor gatherings or quiet contemplation. Additionally, the property benefits from a garage with workshop and a shared driveway. Located within close proximity to essential amenities, including the renowned Bluewater shopping centre, supermarkets, and schools, as well as easy access to the A2, this home is perfectly positioned for convenience. With a council tax band of C, this property presents an excellent opportunity for those seeking a delightful family residence in a desirable area.



# Area Map



# Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 1220 ft<sup>2</sup> 113.4 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>	

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.