



## 27 Stanley Crescent, Gravesend, DA12 5SZ

OFFERS OVER £425,000

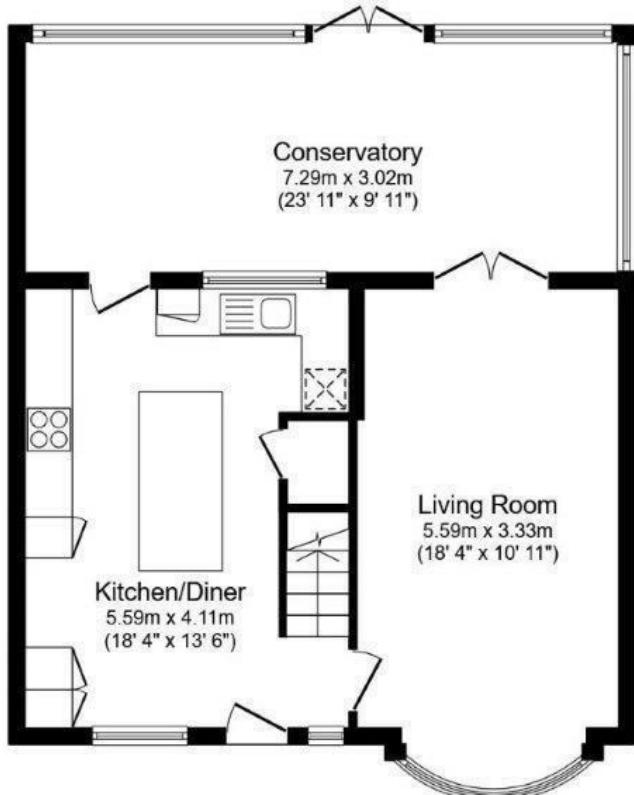
Nestled in the charming area of Stanley Crescent, Gravesend, this delightful end-terrace house offers a perfect blend of space and modern living. Built in 1955, this extended three-bedroom property boasts an impressive amount of well-designed living space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms. The formal lounge, which overlooks the front of the property, provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the fantastic kitchen, featuring a central island with seating, ideal for casual dining or social gatherings. The large extension at the rear of the house serves as a versatile dining area and study space, allowing for both family meals and productive work-from-home days. The property comprises three comfortable bedrooms, providing ample space for family or guests. The modern bathroom is equipped with a cubicle shower, ensuring convenience and style. Outside, the generous rear garden is a true highlight, featuring a lovely patio area and a well-maintained lawn, perfect for outdoor activities or simply enjoying the fresh air. The garden also offers convenient access to the front of the property. Additionally, the block-paved driveway provides parking for up to three cars, a valuable asset in this sought-after location.

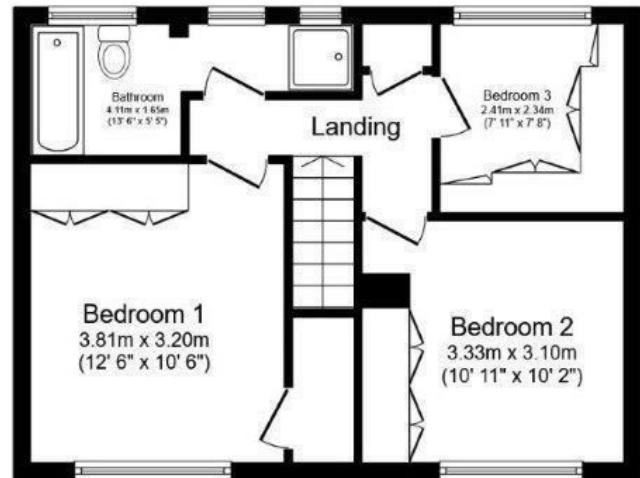
With an EPC rating of C and a council tax band of C, this property is not only spacious but also practical. This home is a wonderful opportunity for those seeking a comfortable and stylish living space in Gravesend. Don't miss the chance to make this lovely house your new home.

- THREE BEDROOMS
- LARGE REAR GARDEN
- PARKING FOR THREE CARS
- EXTENDED PROPERTY
- COUNCIL TAX BAND C
- EPC RATED C
- CLOSE TO AMENITIES
- MODERN KITCHEN
- CONTEMPORARY BATHROOM

**£425,000**



**Ground Floor**



**First Floor**

Total floor area 109.3 sq.m. (1,176 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		