



40, Windhover Way,
Gravesend, DA12 4NS

Guide Price £370,000



- Well Presented 3 Bedroom Semi Detached Family Home
- Private Driveway for Several Vehicles and Garage
- Garden Room with WiFi, Ideal as home office
- Modern Kitchen and Bathroom



40 Windhover Way, Gravesend, Kent, DA12 4NS



PROPERTY DESCRIPTION

Don't miss this well thought out, modern three bedroom semi detached property with a private drive for several vehicles plus garage, in great condition, situated in the ever popular Riverview Park. With ample living space for all the family and a generous garden to the rear, this would make a perfect family home. If you need extra space or a home office there is a purpose built timber clad home office in the garden to keep your work and home life separate. This is not to be missed, call us now to book your viewing.

LOCATION DESCRIPTION

Riverview Park remains a popular residential area located within 2.5 miles of Gravesend Station (with its high speed train link to London St Pancras International - journey time around 23 minutes). Windhover Way is located close to local shopping amenities and has bus routes connecting to Gravesend Town Centre. The area has great motorway connections including being situated within 1.25 miles of the A2 / M2 which links to the M25 and Dartford River Crossing.



FRONTAGE

Block paved frontage with space for 3 cars, access to the garage, a wooden gate for side access to the garden and a dark grey front door opening into...

ENTRANCE HALL

A light and spacious entrance hall with two frosted windows either side of the door allowing light in. Stairs to first floor and doors leading to...

LOUNGE

3.85m x 3.6m (12'7" x 11'9")

A neutrally decorated generous lounge with a large square bay window to front, allowing copious amounts of light into the room.



KITCHEN

5.51m x 2.71m (18'0" x 8'10")

A range of high gloss wall and base units, with a dark wood effect straight cut work surface. Oven, hob and extractor with splash back. Integrated fridge/ freezer, washing machine and dishwasher. A 1 1/2 bowl stainless steel sink and drainer with double glazed window over, out to garden. Wall hung combi condensing boiler housed in a matching kitchen unit. A large sliding double glazed patio door, out to garden and a side double glazed uPVC door out to garden.

FIRST FLOOR

LANDING

Double glazed window out to side, maintaining the light feel to the house on the landing, with doors leading to...

BEDROOM ONE

3.6m x 3.4m (11'9" x 11'1")

A large modern décor double bedroom with Square Bay window out to front allowing vast amounts of light into the room,

BEDROOM TWO

3m x 2.53m plus door recess (9'10" x 8'3" plus door recess)

Another large double bedroom with a wide double glazed window out to rear garden and a built in cupboard for a wardrobe or additional storage.

BEDROOM THREE

2.69m x 2.01m (8'9" x 6'7")

Larger than your average box room, this single bedroom could be used as such or even as a dressing room, with double glazed window out to front.

BATHROOM

2.03m x 1.67m (6'7" x 5'5")

Part tiled walls, waterfall shower over L shaped bath, basin with vanity unit under, close coupled WC. Laminate flooring and a wall hung large towel rail. Double glazed window out to garden.





REAR GARDEN

A generous rear garden of mainly laid to lawn with oversized paving slabs adjacent to the property and leading up to the rear of the garden, where a raised decking area sits as the sun trap.

GARDEN ROOM

3m x 2.3m (9'10" x 7'6")

Recently built modern style timber, fully insulated and flat roofed garden room currently being used as an office with double glazed uPVC doors opening into garden. WiFi obtained in the garden office via a WiFi booster. Next to the Garden room is a storage cupboard ideal for garden furniture.

GARAGE

5m x 3m (16'4" x 9'10")

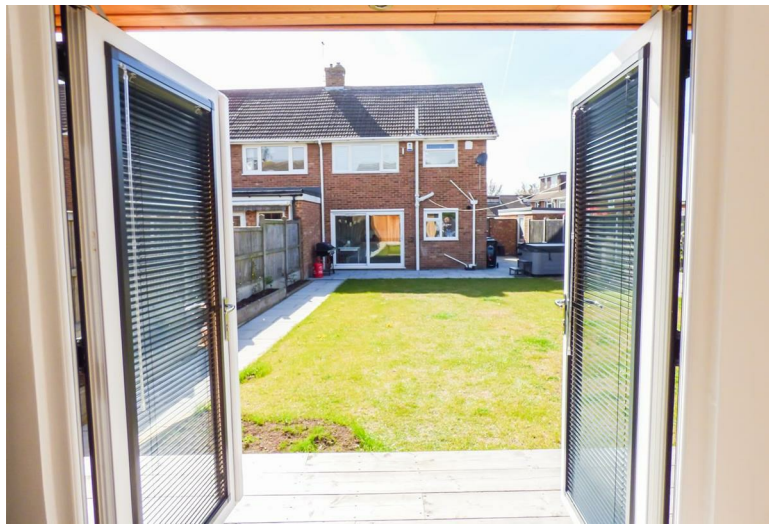
Side door opening into garden and an up and over door to front for vehicular access.

SERVICES

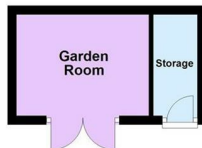
Mains Gas, Electricity, Water and Drainage.

Council Tax: Gravesham Borough Council

Band: D 2021/2022 Charges: £1,930.76



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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