



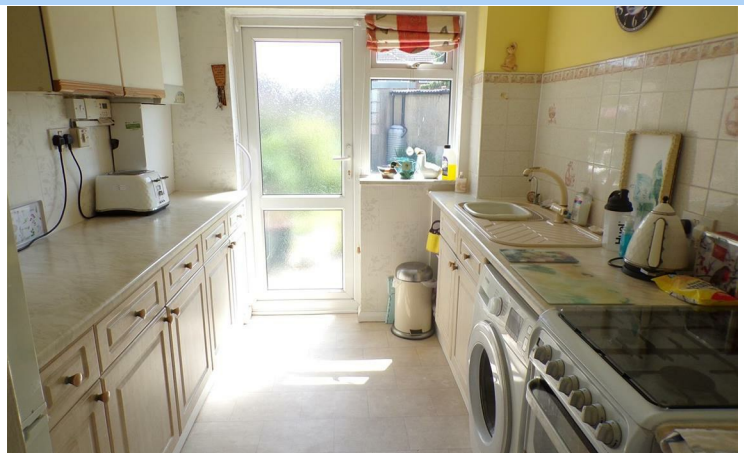
40, Whinfell Way,  
Gravesend, DA12 4SE

Asking Price £290,000

TBC

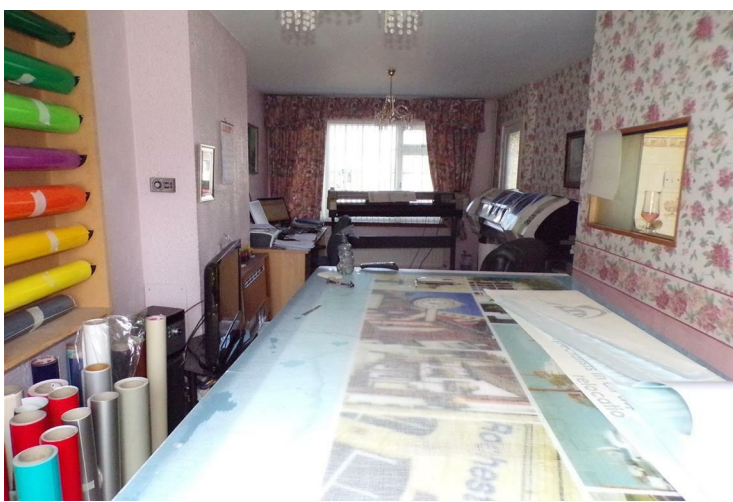
- Three Bedroom House
- Potential for Improvement

- Popular Riverview Park
- Ideal First Purchase





40 Whinfell Way, Gravesend, Kent, DA12 4SE



### PROPERTY DESCRIPTION

This three bedroom house is situated in the ever popular family orientated Riverview Park area, close to local shops and facilities including Doctors Surgery, Dentist, bus and commuter coach service, Riverview Park primary schools and Thamesview Secondary school. For those who enjoy sports and fitness Cascades leisure centre is within walking distance. The A2 is easily accessed with links onto the M25, M2 and M20.

The house is offered for sale in fair condition but offers room for cosmetic improvement, comprising, hall, lounge/diner, kitchen, three bedrooms and a first floor bathroom. Double glazed throughout and Gas Centrally heated, there are gardens front and rear ad a garage in the boundary.





## HALL

Double Glazed front door, radiator.

## LOUNGE/DINER

6.88m x 3.12m narrowing to 2.55m (22'6" x 10'2" narrowing to 8'4")

Double Glazed windows to front and rear, double glazed door to garden. Radiator.

## KITCHEN

2.87m x 2.39m (9'4" x 7'10")

Double Glazed windows and door to garden. Wall and base units, work surfaces sink and drainer, gas and electric cooker points, plumbed for washing machine. Combination boiler for hot water and central heating.

## STAIRS/LANDING

Carpeted staircase leading to first floor.

## BEDROOM 1

3.73m x 3.09m (12'2" x 10'1")

The primary bedroom with double glazed window to front, radiator.

## BEDROOM 2

3.03m x 2.95m (9'11" x 9'8")

A further double bedroom with double glazed window to rear, radiator.

## BEDROOM 3

2.87m x 2.03m (9'4" x 6'7")

Double glazed window to front, radiator, over stair storage cupboard.

## BATHROOM

2.01m x 1.70m (6'7" x 5'6")

Double glazed window to rear, grey suite comprising panelled bath, wash basin and w.c.. Radiator.

## GARDENS

There is a good size front garden setting the property nicely back from the pavement and roadside - with relevant permissions it would be possible to achieve off-road parking to the front. The rear garden is South facing.



### GARAGE

Detached single garage to rear of garden within the boundary.

EPC TO FOLLOW

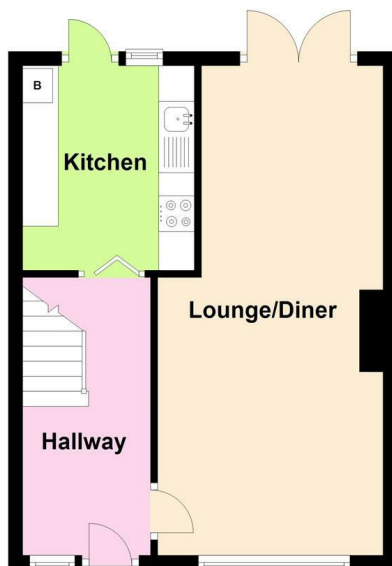
### SERVICES

Mains gas, electricity, water and drainage.  
Council Tax: Gravesham Borough Council  
Band: C £1716.23 2021/2022

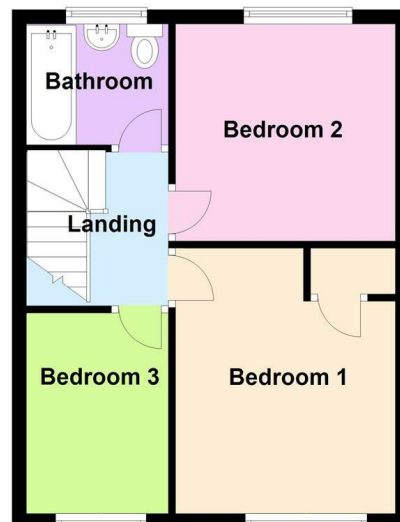
Scan me to see  
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property



Ground Floor



First Floor



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Gravesend  
Kent  
DA12 1EN

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