



Brandon Street, Gravesend, DA11 0PL  
Guide price £350,000





GUIDE PRICE-£350,000-£375,000

Town & City Homes are delighted to offer this EXTENDED 3 bedroom semi-detached family home, retaining some original features. Ideally situated for Gravesend Town Centre, and Mainline Railway Station offering the Fast Service into London St.Pancras in under Twenty Five Minutes.

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Town & City Homes are delighted to offer this EXTENDED 3 bedroom semi-detached family home, retaining some original features.

From the moment you enter through the front door and see the high ceilings with its period fireplaces The space has not been compromised in any way with three reception rooms and a spacious kitchen to the ground floor and three double bedrooms and a bathroom to the first floor. This is a property that offers fantastic sized accommodation for your growing family.

Conveniently situated only a 5 minute walk to Gravesend Train Station with its high speed service delivering you into London St Pancras in only 25 minutes and the town centre with its array of shops, bars and restaurants on your doorstep this really could be your perfect home.

Properties like this do not come to the market very often so an early viewing comes highly recommended

**Porch**

**Entrance Hall**

Lounge 11'7 x 10'9 (3.53m x 3.28m)

Dining Room 12' x 10'3 (3.66m x 3.12m)

Reception Room 10'11 x 10'8 (3.33m x 3.25m)

Kitchen 10'9 x 10'3 (3.28m x 3.12m)


Main Bedroom 16' x 10'11 (4.88m x 3.33m)


Bedroom 2 11'11 x 10'3 (3.63m x 3.12m)

Bedroom 3 10'6 x 10'1 (3.20m x 3.07m)

Bathroom 7' x 6' (2.13m x 1.83m)

**Garden**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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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