



**26 Durndale Lane, Gravesend**  
**Kent DA11 8PE**  
**£1,250 Per month**

Located in a sought after cul de sac in Northfleet is this very well presented extended three bedroom semi-detached house comprising storm porch, entrance hall, modern fitted kitchen, open plan lounge/dining room with sliding patio doors leading to the garden, garage converted into further reception room still leaving garage storage to the front.

Upstairs are two double bedrooms, the master bedroom running the full width of the property, a good sized single bedroom and modern shower room.

There is a paved seating area leading down to further patio and lawned rear garden with access to the side of the house.

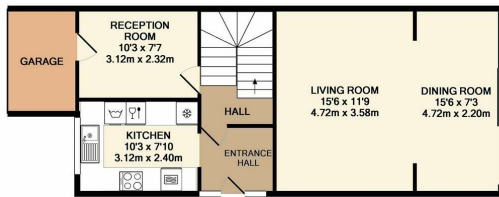
Additional benefits include double glazing and gas central heating.

Situated within easy access to local shops, schools, supermarket, leisure and transport facilities including commuter coach stop.

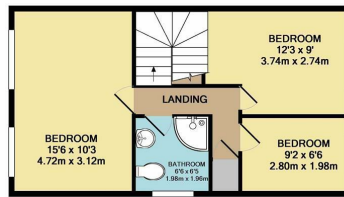
Great road links to A2 giving easy access to London, Bluewater shopping centre and Ebbsfleet International Train Station.

Video tour available please email or call to request and discuss viewing options as they're limited.





GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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>		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			