



Grange Road, Gravesend, DA11 0EU
Asking price £400,000

TC Town
& City
Homes

EXPECT TO BE IMPRESSED WHEN YOU ENTER THIS PROPERTY !!!

A fantastic four bedroom family home found in this sought after location situated within a conservation area, and with many great aspects that the lucky buyer is sure to enjoy !!!



With a commanding Entrance Hall on your arrival, there is sure to be loads to wet your appetite as you journey through this outstanding property.

Situated adjacent is the light and airy bay fronted lounge, where you can both relax and immerse yourself in a good book or maybe the latest box set, with double doors leading to an equally soothing sitting room, where solace and serenity is guaranteed, if this is your want.

The open plan kitchen/diner, provides much in the way of practicality and decadence, and is guaranteed to give you all of the valuable workspace and opportunity for cooking up a storm for your nearest and dearest, whilst embracing the views over the low maintenance rear garden via the double doors situated conveniently, and will have them coming back for more !!!

In addition a handy internal lobby leading back to the main entrance hall, also contains a well placed fully equipped shower room for convenience.

Situated on the first floor, can be found the master bedroom, which also being bay fronted and with a built in wardrobe, provides a real sanctuary and feeling of calm.

With two further generous bedrooms to the front and rear respectively, plus a well appointed family bathroom with both shower and bath plus accompanying suite, will allow you to soak away the day in peace, should this be your desire.

On the second floor, via stairs from the main landing, is a sizeable additional bedroom with a large cupboard and enjoying views over the neighbouring area.

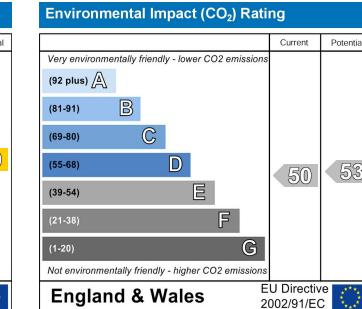
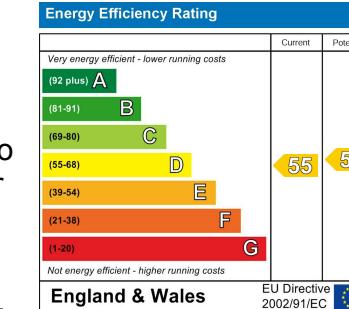
Opportunities to own a property like this are rare, so

the benefit parking to the front, and the joy of an enclosed 40' rear garden is the icing on the cake, when you own this truly unique property complete with additional brick built shed and workshop that come as part of the package .

The town centre is nearby, as well as easy access to Ebbsfleet Rail station speeding you to the capital, for that show or dinner appointment within no time, together with the nearby M2/M25 making commuting a doddle, and not forgetting the nearby Bluewater shopping complex servicing all of your retail needs !!

Rear Garden 40' x 20' (12.19m x 6.10m)

Workshop 14'7 x 11'5 (4.45m x 3.48m)



DON'T TAKE OUR WORD FOR IT - BOOK A VIEWING TODAY !!!!

Entrance Porch 6'9 x 3'4 (2.06m x 1.02m)

Entrance Hall 13'5 x 6'8 plus inner lobby of 9'5 x 3'0 (4.09m x 2.03m plus inner lobby of 2.87m x 0.91m)

Lounge 15'9 into bay x 13'2 (4.80m into bay x 4.01m)

Sitting Room 13'6 x 10'9 (4.11m x 3.28m)

Kitchen/Diner 19'3 x 15'5 narrowing to 12'10 (5.87m x 4.70m narrowing to 3.91m)

Shower Room 6'4 x 6'1 (1.93m x 1.85m)

Landing 8'4 x 8'0 (2.54m x 2.44m)

Master Bedroom 15'8 into bay x 11'10 (4.78m into bay x 3.61m)

Bedroom 3 12'4 x 11'10 (3.76m x 3.61m)

Bedroom 4 9'4 x 8'0 (2.84m x 2.44m)

Bathroom 8'0 x 7'9 (2.44m x 2.36m)

Bedroom 2 14'10 x 10'5 plus recess (4.52m x 3.18m plus recess)







TOTAL APPROX. FLOOR AREA 1666 SQ.FT. (154.8 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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