

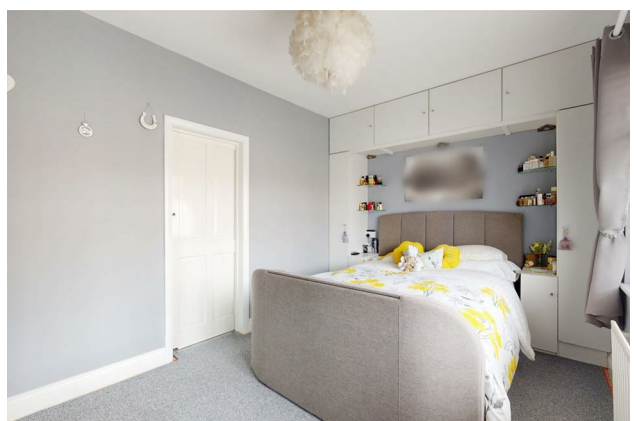
# HUNTERS®

HERE TO GET *you* THERE

**49 Milroy Avenue, Northfleet, Gravesend, DA11 7AZ**

**Guide Price £525,000-£550,000**

**Property Images**



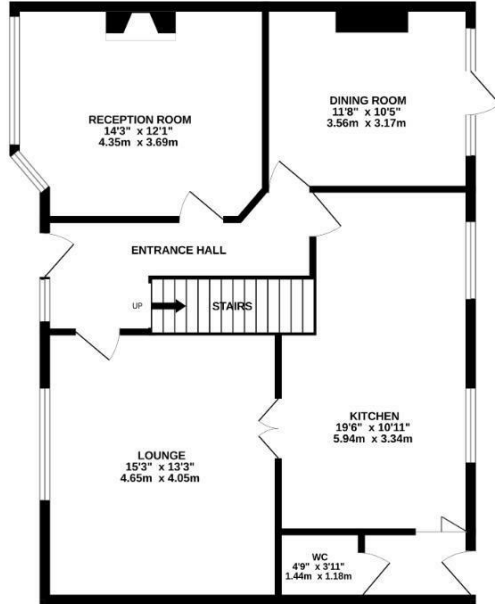
## Property Images



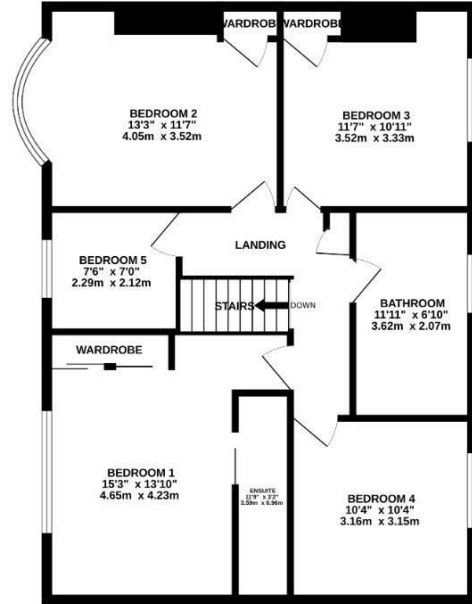
# HUNTERS®

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GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



MILROY AVENUE, NORTHFLEET, GRAVESEND, DA11

TOTAL FLOOR AREA : 1634 sq.ft. (151.8 sq.m.) approx.

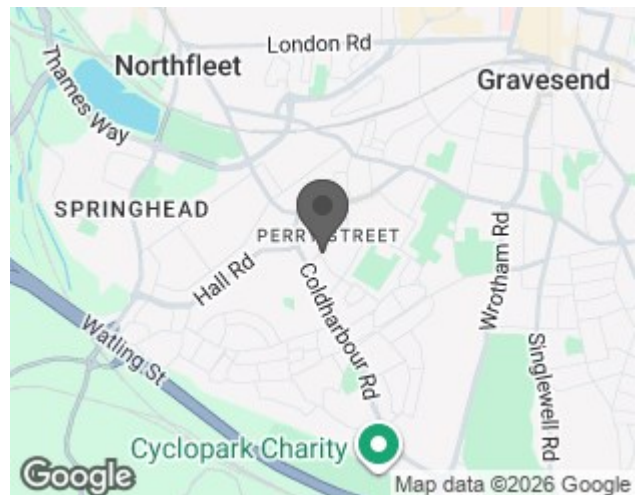
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## EPC

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>64</b> | <b>81</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 |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

## Map



## Details

Type: House - End Terrace Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

GUIDE PRICE £525,000-£550,000.

Boasting more than 1,600 sq.ft we are delighted to offer for sale this imposing five bedroom family home located on Milroy Avenue!

Catering for everyday needs this property features two reception rooms, kitchen, dining room, entrance hall and a downstairs WC.

To the first floor you'll find the main bedroom equipped with an en suite as well as built in wardrobes, a further three double bedrooms and a good size single bedroom, followed by the family bathroom.

Externally, there is a generous rear garden, comprising of a patio area, laid to lawn, a sheltered decked area which could be used for seating during the summer months and gate for rear access.

Additional benefits also include a brick built shed, two lofts, side access and a paved driveway to the front offering parking for multiple vehicles.

In the surrounding areas you can find Perry Street which has an array of local shops and amenities, there are bus routes nearby which offers services into Gravesend Town Centre and Bluewater Shopping Centre.

Also nearby is Ebbsfleet International Station and Gravesend Mainline Railway Station which offers services into London St Pancras as well as other services into Charing Cross. Finally, a short drive away is the A2 which allows travel links to London as well as down to the coast.

This home offers great living space for a growing family and we strongly recommend arranging an immediate viewing to avoid missing out!

## Features

- Extended family home • Well presented • Five Bedrooms • Two reception rooms • Ideal for growing families • Driveway for multiple vehicles • Downstairs WC • Spacious rear garden • Close to shops and amenities • EPC rating D