



Wrotham Road, Gravesend

- THREE BEDROOMS
- DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- FRONT AND REAR GARDENS
- GARAGE AND DRIVEWAY TO REAR
- LOUNGE
- KITCHEN
- FAMILY BATHROOM
- DECKED AREA IN REAR GARDEN
- EPC RATING- C

Guide Price £425,000

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HERE TO GET *you* THERE

Wrotham Road, Gravesend

DESCRIPTION

GUIDE PRICE £425,000-£450,000

Hunters Gravesend are delighted to offer for sale this Extended family home, overlooking the popular Woodlands Park, and is also conveniently located under a mile from Gravesend Mainline Railway Station, offering the fast service into London St.Pancras in under Twenty-Five Minutes.

The ground floor accommodation comprises of door to entrance porch, door to entrance hall, stairs to first floor, doors to lounge, dining area, kitchen, utility room, conservatory and shower room.

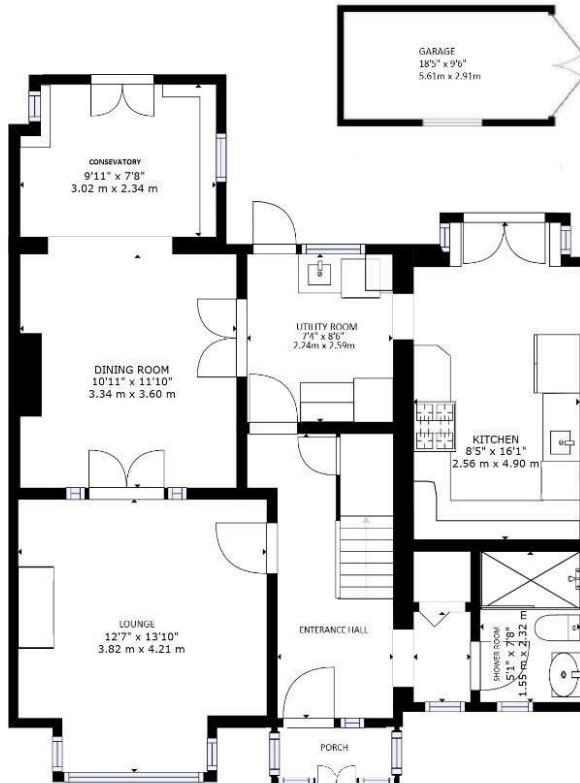
On the first floor you will find three bedrooms and family bathroom.

Externally there is a walled frontage, laid to lawn and shrubs, whilst the rear garden is laid to lawn, gate for side access and rear access. There is also a detached garage with additional parking to the front of the garage.

We feel this home will generate a great deal of interest so call now without delay to arrange a viewing.







FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 761 sq. ft, 71 m², FLOOR 2: 473 sq. ft, 44 m²
TOTAL: 1233 sq. ft, 115 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Viewing

Please contact our Hunters Gravesend Office on 01474 333266 if you wish to arrange a viewing appointment for this property or require further information.

199 Parrock Street, Gravesend, DA12 1EW
Tel: 01474 333266 Email:
gravesend@hunters.com <http://www.hunters.com>



FLOOR 2

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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