

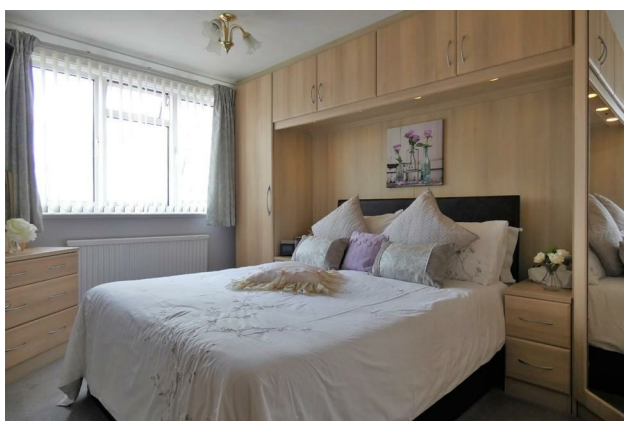
# HUNTERS®

HERE TO GET *you* THERE

**40 Pepper Hill, Gravesend, Kent, DA11 8EZ**

**Offers In Excess Of £350,000**

**Property Images**

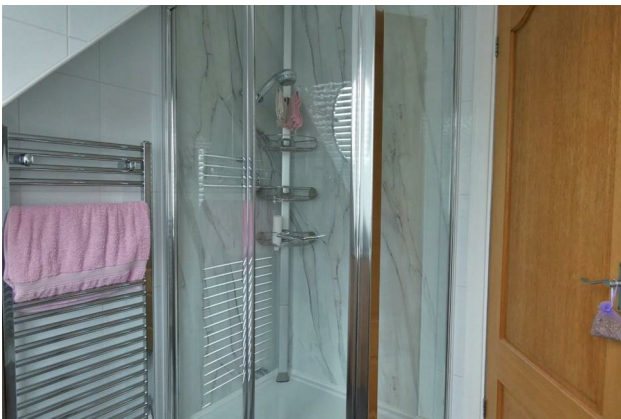




# HUNTERS®

HERE TO GET *you* THERE

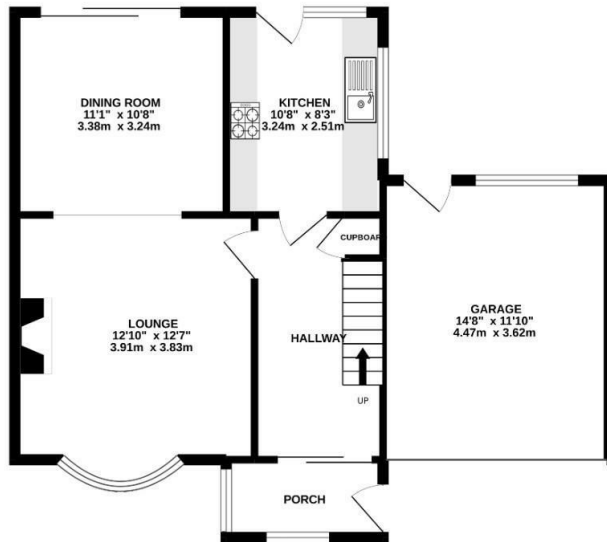
## Property Images



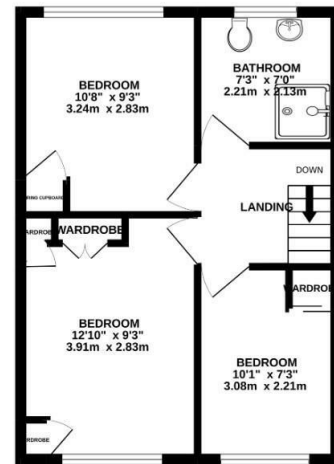
# HUNTERS®

HERE TO GET *you* THERE

GROUND FLOOR  
660 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



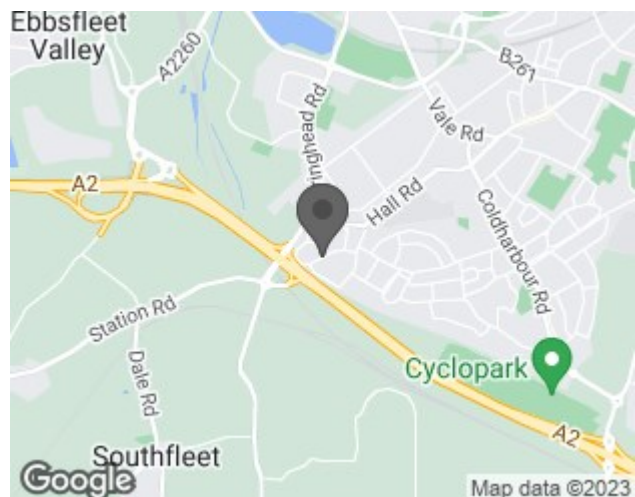
TOTAL FLOOR AREA: 1049 sq.ft. (97.4 sq.m.) approx.

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.  
Made with Metropix 5/2022

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>69</b>	<b>88</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 - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Hunters Gravesend are pleased to offer for sale this Semi Detached Home, situated in a popular location close to Supermarkets, Schools and Cygnets leisure centre presented in good condition.

The accommodation comprises of, door to entrance porch, door to entrance hall, stairs to first floor, doors to, lounge, dining area, kitchen, three good sized bedrooms and shower room.

Externally the front is laid to lawn with driveway servicing garage, whilst the rear garden has a patio area, laid to lawn and side access.

We strongly advise you to book an immediate viewing to avoid missing out.

## Features

- SEMI DETACHED • THREE BEDROOMS • LOUNGE • DINING ROOM • KITCHEN • SHOWER ROOM • DRIVEWAY AND GARAGE TO FRONT • REAR GARDEN • VIEWING RECOMMENDED • EPC RATING- C