

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



WATERDALES
GRAVESEND DA11 8HY
Guide price £350,000

rightmove.co.uk
The UK's number one property website

Zoopla.co.uk

MLM
MURRAY • LEE • MCKENZIE
ESTATE AGENTS

22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

MLM
MURRAY • LEE • MCKENZIE
ESTATE AGENTS



This well-presented three-bedroom terraced house on Waterdales offers spacious and versatile accommodation arranged over two floors and is maintained in great condition throughout.

The ground floor comprises a generous lounge/diner, ideal for both relaxing and entertaining, which flows through to a well-proportioned kitchen offering ample storage and worktop space. To the rear of the property is a useful family room and utility area, providing excellent flexibility for modern family living, working from home or additional reception space.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom and two further well-sized rooms, all served by a family bathroom accessed from the landing.

Externally, the property benefits from a separate outbuilding which offers excellent potential for use as a home office, gym, workshop or storage space, subject to individual needs.

The property is conveniently located close to a range of well-regarded local primary and secondary schools and within easy reach of everyday amenities including shops, supermarkets, parks and leisure facilities. Excellent transport links are available nearby, with Gravesend town centre and mainline station offering high-speed services into London, as well as good road access to the A2 and M25.

This attractive home would make an ideal purchase for families, first-time buyers or investors, and early viewing is highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

WATERDALES

GRAVESEND DA11 8HY

- 3 Bedroom Terraced House
- Good Condition Throughout
- Modern Fitted Kitchen
- Downstairs WC
- Extended To Rear
- Versatile Outbuilding
- Council Tax Band C
- EPC 68D
- Ideal Family Home

