



ESTATE & LETTING AGENTS

St. James's Avenue, Gravesend, DA11 0EZ

- Four Bedroom Extended Family Home
- Modern Kitchen
- Bathroom and En-Suite Shower Room
- Council Tax Band C
- Sought After Location
- Good Sized Rear Garden

**Offers In Region Of £450,000**

EPC Rating 'D'

Freehold





## Property Description

Offered for sale is this extended four bedroom family home which is set over three floors and is situated in a highly sought after area which benefits from being close to the Town Centre.

The property offers an entrance hall, lounge, dining area, study area and an extended modern kitchen.

The first floor comprises three bedrooms and a large family bathroom.

The second floor boasts a large double bedroom with en-suite shower room.

Externally the property features a good sized rear garden.

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend



Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College.

**ENTRANCE HALL**

**LOUNGE**

15' 8" x 11' 11" (4.78m x 3.63m)

**DINING AREA**

9' 5" x 9' (2.87m x 2.74m)

**STUDY AREA**

9' 4" x 8' 1" (2.84m x 2.46m)



**KITCHEN**

18' x 12' 11" (5.49m x 3.94m)

**LANDING**

**BEDROOM**

12' 7" x 8' 2" (3.84m x 2.49m)

**BEDROOM**

12' 5" x 7' 9" (3.78m x 2.36m)

**BEDROOM**

7' 1" x 6' 1" (2.16m x 1.85m)



**BATHROOM**

9' 4" x 8' (2.84m x 2.44m)

**SECOND FLOOR LANDING**

**BEDROOM**

16' 8" x 10' 8" (5.08m x 3.25m)

**ENSUITE SHOWER ROOM**

**REAR GARDEN**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements