



**Wrotham Road, Gravesend, DA13 0QJ**  
**Offers in excess of £1,000,000**

**NEED SPACE FOR YOUR BUSINESS OR LARGE MULTIPLE VEHICLES?**

**Just a little peek .... And you will be sold on this !!!**

Set behind private gates ensuring privacy and independence, this exclusive four bedroom detached residence will deliver in every aspect, with many benefits including the possibility of both commercial use and a real opportunity of further development subject to normal statutory planning permission.....So an opportunity not to be missed !!!!!



Entrance Hall 13' x 12'2 (3.96m x 3.71m)

Kitchen/Breakfast Room 26'7 x 21'1 (8.10m x 6.43m)

Living Room 23'3 x 20'2 (7.09m x 6.15m)

Study 10 x 8'4 (3.05m x 2.54m)

WC 5'7 x 2'9 (1.70m x 0.84m)

Conservatory 27'8 x 21'1 at longest lengths (8.43m x 6.43m at longest lengths)

Landing 12'2 x 11'7 (3.71m x 3.53m)

Master Bedroom 14'1 x 12'4 (4.29m x 3.76m)

Ensuite

Bedroom 2 14'2 x 12'2 (4.32m x 3.71m)

Bedroom 3 14'1 x 8' (4.29m x 2.44m)

Bedroom 4 14'1 x 7'8 (4.29m x 2.34m)

Family Bathroom 9'5 x 8'6 (2.87m x 2.59m)

Pool House 40 x 15'9 (12.19m x 4.80m)

Pool and Patio

Garage 16'8 x 15'7 (5.08m x 4.75m)

Office with WC 16'8 x 11 (5.08m x 3.35m)

Outbuilding

Outbuilding/Shed/Carport

Garden

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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