

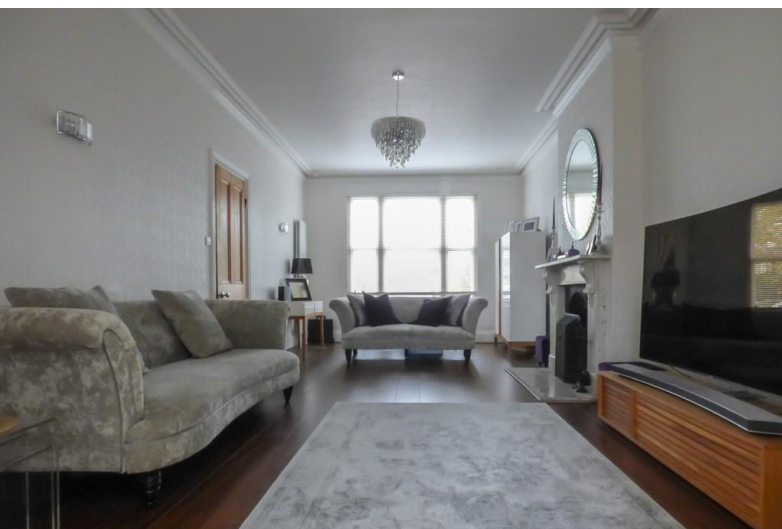


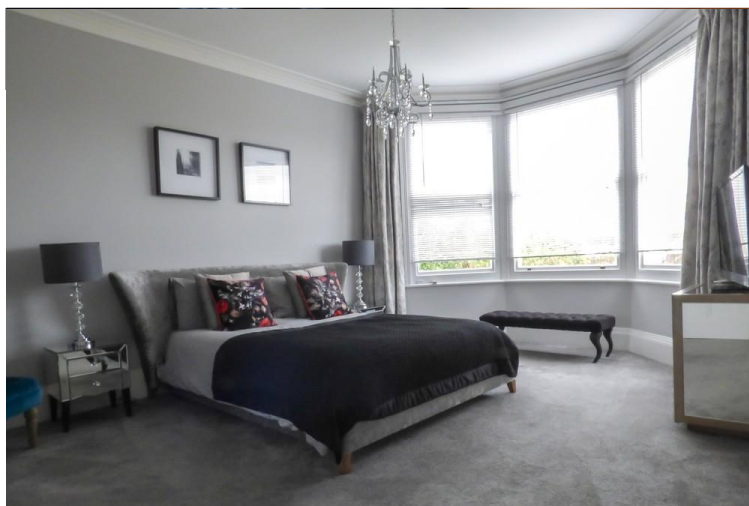
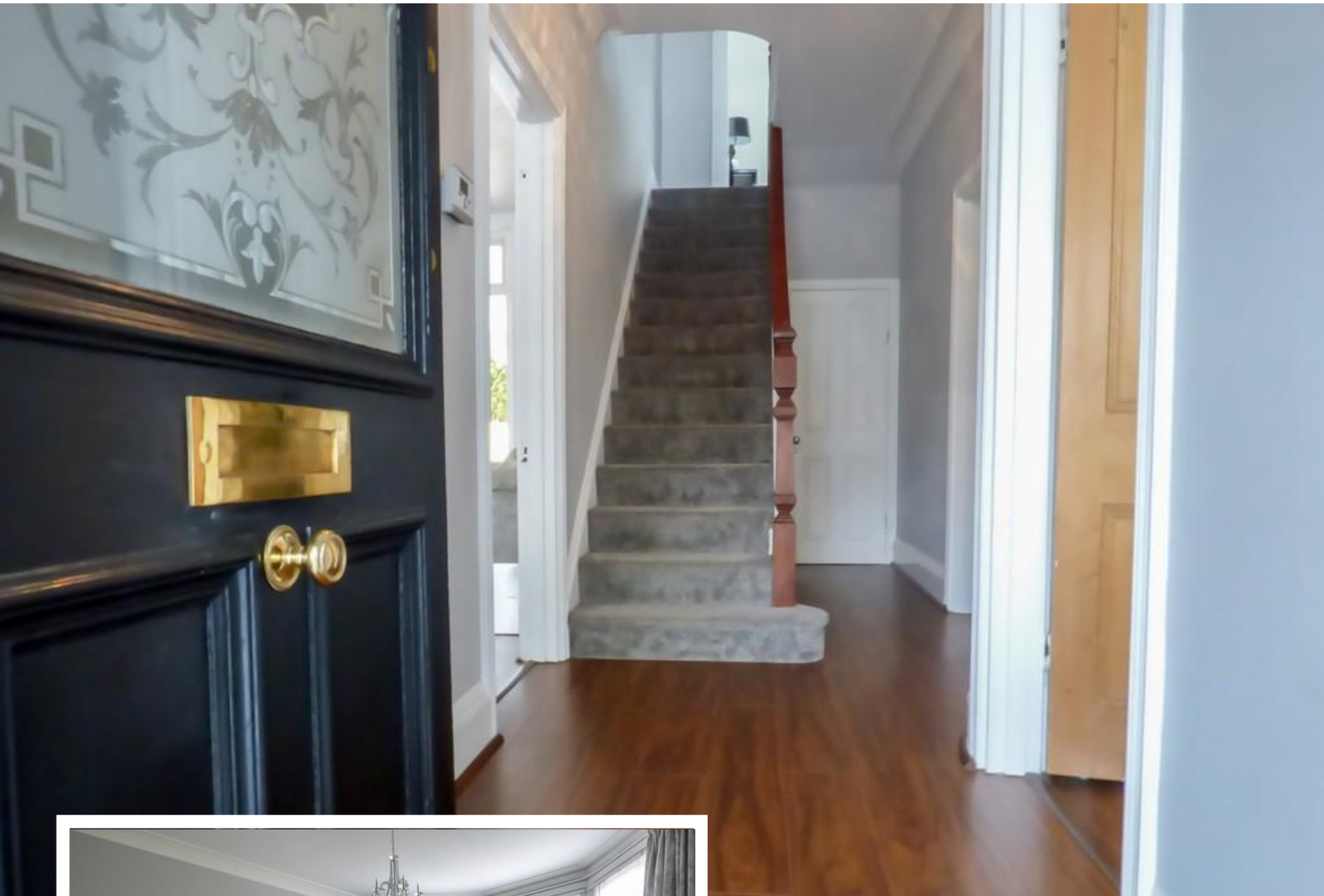
102 Darnley Road
Gravesend, Kent, DA11 0SN

- Period Detached House of Character
- 5 Bedrooms
- 4 Reception Rooms
- Large Walled Garden with Mature Trees

£750,000

EPC Rating 'E'





Property Description

LOCATION DESCRIPTION

Darnley Road lies within a mile of Gravesend Town Centre and falls under a conservation area which protects the quality and character of the many period properties of note and importance in this road. Gravesend Train Station is within half a mile and has a high speed link to London St Pancras (travel time around 23 minutes). The A2 is within 2.5 miles, Ebbsfleet International Station is within 2.6 miles and Bluewater Shopping Centre is within 7 miles to the west.

PROPERTY DESCRIPTION

A period detached, five bedroom, two bathroom, property of character that has been completely refurbished by the current owner to an exacting standard, retaining and enhancing many of its original features. The property comprises of:

ENTRANCE PORCH

Double aspect windows. Doors to....

ENTRANCE HALL

Impressive staircase to the first floor.





DOWNSTAIRS CLOAKROOM

Low level WC and wash basin.

DRAWING ROOM

24' 10" x 13' 3" (7.58m x 4.05m) Feature fireplace. Sash-cord windows to the front. French doors to the Sun Room.

SUN ROOM/STUDY

13' 3" x 7' 7" (4.05m x 2.32m) Double glazed French doors and windows opening onto large rear terrace.

SITTING ROOM

13' 10" x 12' 4" (4.22m x 3.76m) plus bay windows Sash-cord bay windows to front.



DINING ROOM

14' 4" x 10' 11" (4.39m x 3.33m) Twin windows to the side. Open plan to....

KITCHEN

11' 4" x 11' 2" (3.46m x 3.42m) Built-in range of modern wall and base units including a built-in double oven and hob. Double glazed windows overlooking the garden and terrace.

UTILITY ROOM

12' 6" x 3' 10" (3.82m x 1.19m) Window and door to the side garden. Built-in range of base units with single drainer sink and hob.



FIRST FLOOR

GALLERY LANDING

Hatch to the loft.

MASTER BEDROOM

13' 7" x 11' 0" (4.16m x 3.36m) plus square bay window Square bay window overlooking the rear garden. Built-in wardrobes. Door to....

EN-SUITE

5' 4" x 5' 1" (1.63m x 1.56m) Built-in shower cubicle. WC. Double glazed window to the side of the house.

BEDROOM TWO

14' 3" x 13' 10" (4.36m x 4.22m) plus bay window Sash-cord bay windows to the front.

BEDROOM THREE

15' 1" x 11' 4" (4.61m into wardrobes x 3.47m) Twin sash-cord windows to front. Built-in wardrobes to one wall.

BEDROOM FOUR

12' 11" x 12' 11" (3.96m x 3.94m) Sash-cord windows overlooking rear garden.

BEDROOM FIVE

10' 11" x 6' 7" (3.35m x 2.02m) Window to the side of the house.





FAMILY BATHROOM

Built-in panelled bath and separate double shower cubicle. WC, wash basin with vanity unit. Built-in cupboard. Double glazed window to side.

EXTERIOR FRONT OF HOUSE

A block paved front driveway with a raised island bed of mature shrubs, parking for several cars and a dropped kerb. High hedges bordering both sides. Side pedestrian access to the rear.

REAR GARDEN

A very large and level rear walled garden mainly laid to lawn, with mature trees and a stone slab patio area of considerable size - ideal for entertaining. The original war time bunker still exists which is ideal for storage. There is side pedestrian access to the front.



SERVICES

Mains Gas, Water, Drainage and Electricity.

Council Tax: Gravesham Borough Council

Band: F 2016/2017 Charges: £2,230.74

Heating: Gas Fired Central Heating with Underfloor

Heating with Digital Thermostat to the Kitchen and Sun Room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E	52	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(29-54) E	45	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

1 Clive Road
Gravesend
Kent
DA11 0RS

www.sealeys.co.uk
Sales@Sealeys.co.uk
01474 369368

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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. Floor plans are not to scale and are for illustration purposes only.