



7 Parrock Avenue, Gravesend, DA12 1QG

- 5 Bedroom Period Residence
- 2 Reception Rooms
- Modern Kitchen
- Large Cellar with 3 rooms
- 2 Bathrooms
- Double Glazing & Gas Central Heating

**£670,000**

EPC Rating E





## Property Description

A Charming 5 Bedroom Period Residence, excellently presented with accommodation arranged on 3 Floors, retaining some period features. Large cellar with 3 rooms, mature south facing rear garden, with garage and drive way. Situated in a sought after location close to Echo Square and under a mile to Gravesend Town Centre and Railway Station.

The Accommodation Comprises:

Entrance Hall: stairs to first floor and cellar, radiator

Sitting Room: double aspect with bay window to front and French doors opening to terrace and rear garden, chimney breast, with fireplace inset burnished steel, cast iron grate. Bookcases in 4 recesses, 4 radiators.

Dining Room: window to side, radiator, double doors, opening to:





Kitchen: double aspect with window to rear and side and door leading to garden, fitted in white cabinets comprising floor and wall cabinets, worktops, porcelain sink, plumbing for automatic washing machine, integral dishwasher, integral refrigerator and freezer, gas hob with extractor fan above and electric oven below, tiled floor.

Cellar: stairs down divided in three rooms housing meters, boiler and coal store.

First Floor Landing: stairs leading to second floor.

Bedroom: bay window to front, chimney breast, built in recess cupboard, radiator.



Bedroom: window to rear, chimney breast with built in recess cupboard, radiator, shelves in other recess.

Bedroom: window to rear, radiator

Bathroom: window to front, suite in white comprising, bath with shower, wash hand basin, radiator, heated towel rail, fan heater, tiled floor.

Cloakroom: window to side, wc.

Second Floor:

Bedroom: window to front, with views of Gravesend and River, radiator

Bedroom: window to rear, radiator

Bathroom: suite in white comprising of bath, wc. wash hand basin, fan heater.

Storage Room: walk in wardrobe

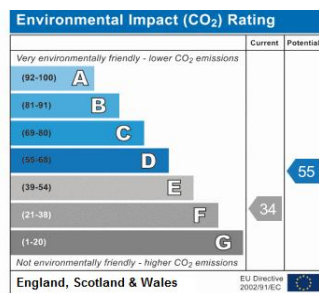
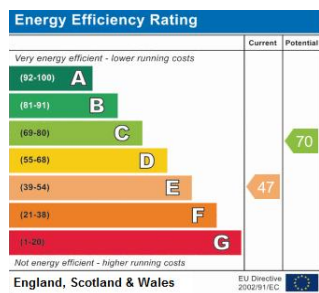
Outside:

Front Garden: shingle beds with hedging steps to front door, drive leading to Garage



Rear Garden: south facing, mainly laid to lawn with flower beds, variety of mature shrubs, trees.





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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