



The Beeches, 76 Old Road East, Gravesend, DA12 1PE

- Impressive Four Bedroom Residence
- 3 Reception Rooms
- Study
- Kitchen Breakfast Room
- Utility Room
- 2 Bathrooms, on ground and first floor

**£775,000**

EPC Rating D







## Property Description

A distinctive, stylishly presented four bedroom detached residence of excellent proportions, set in a wonderful south facing garden, with sweeping drive to the front providing good parking. Situated close to Boys Grammar School, St. Johns Comp & St. Josephs Prep School and Echo Square. Under a mile to town centre and railway station offering services to London Charing Cross, London Bridge, Cannon St. fast train 26 minutes to London St Pancras. Offering easy access to the A2/M2 and M25 interchange, Bluewater Shopping Complex and Ebbsfleet International Railway Station.

The property accommodation comprises:

Entrance Hall: cloaks cupboard, radiator

Reception Room: double aspect, window to front, 'junckers' wood floor, chimney breast with open fireplace, marble hearth, stripped pine door leading stairs to first floor, radiator, opening to:







Sitting Room: double aspect room, window to rear and French doors leading to garden, four wall lights, 2 radiators.

Dining Room: double aspect room, window to front, and French doors to garden, chimney breast with opening and light, 2 recess glass shelves with built in cupboards below, 'junckers' wood floor radiator.

Inner Hall: ceramic floor, radiator.

Study: window to front, fitted with desk and drawers with hanging files, 'Amtico' floor, radiator



Bathroom: double aspect, windows to front and side, fitted in white with bath including shower, shower screen, vanity sink unit with cupboards below, low level wc, fully tiled walls, ceramic floor, radiator.

Kitchen Breakfast Room: 2 windows to rear and stable door to rear garden, 'bespoke' light oak cabinets comprising floor cupboards, set of drawers, integral 'Miele' dishwasher, fitted 'Neff' combination microwave with grill, 2 deep cupboards, integrated wine fridge, wine cooler, fitted 'dresser type' with glass cabinets, bookshelves and drawers and floor cupboards, serving hatch.

Utility Room: window to front, stainless steel sink, plumbing for automatic washing machine, tumble dryer, wall cupboards.



First Floor Landing: 2 windows to front.

Master Bedroom: double aspect with French doors leading to balcony terrace and window to front, fitted with mirrored sliding wardrobes which open to TV cabinets which is fitted with 'Virgin' cable, door leading to built in wardrobes.

Balcony Terrace: with wrought iron railings offering superb views.

Bedroom 2 : window to rear, chimney breast, fitted wardrobes, storage recess cupboard, radiator.

Bedroom 3 : window to rear, chimney breast, built in cupboard, radiator.

Bedroom 4: window to rear, built in cupboard, built in cupboard with airing, fitted bowl sink, radiator.

Bathroom: window to front, suite in white comprising of shower cubicle, vanity sink unit with cupboards below, bath, wc, fully tiled walls and tiled floor.

Boiler Room: gas boiler, with shelving.







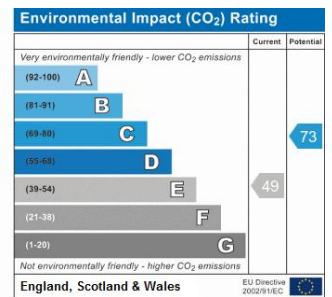
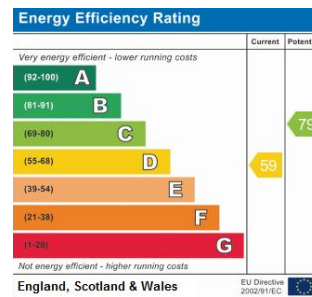
Outside:

Front Garden: lawned with a variety of shrubs and flower beds, block paved drive with railway sleepers, pedestrian side access.

Rear Garden: south facing, on 2 levels, mainly laid to lawn with a good variety of shrubs, fruit trees, flower beds, paved terrace with raised flower beds, cast iron staircase leading to balcony terrace.



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