

Waterman House, 1 Lord Street. Gravesend
Kent, DA12 1AW

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Waterman House Estates



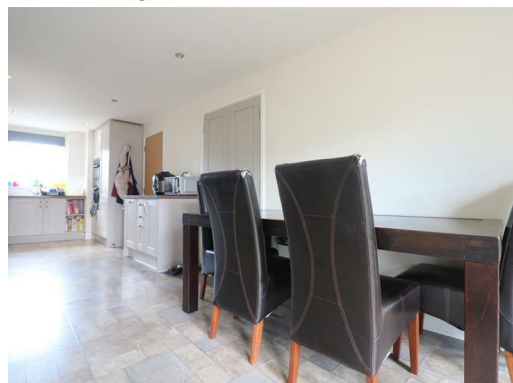
Southfields Green, Gravesend, DA11 7AD

Asking price £380,000

We are pleased to bring to the market this 4 BEDROOM TOWNHOUSE. The property offers a LARGE KITCHEN/DINER, UTILITY ROOM and DOWNSTAIRS WC. The first floor of the property comprises of a SPACIOUS LIVING ROOM, DOUBLE BEDROOM and FAMILY BATHROOM. On the second floor there is a DOUBLE MASTER BEDROOM with EN SUITE BATHROOM and 2 FURTHER BEDROOMS. To the rear of the property, there is GARDEN LAID TO LAWN with PATIO AREA. The property also benefits from an ALLOCATED PARKING SPACE at the rear of the property in the gated car park.

Gravesend Town Centre is less than 10 minutes away by car offering you access to local amenities and high speed rail links taking you into London in around 20 minutes. Bluewater Shopping Centre is close by with hundreds of restaurants and shops. Ebbsfleet International is also less than 15 minutes away and offers high speed rail links. Great links to A2/M2 and M25.

Council Tax Band - E



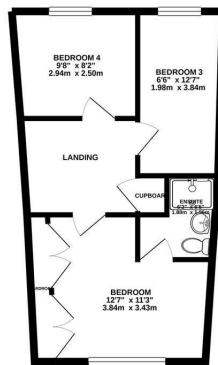
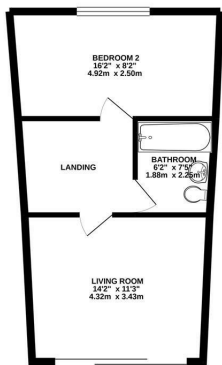
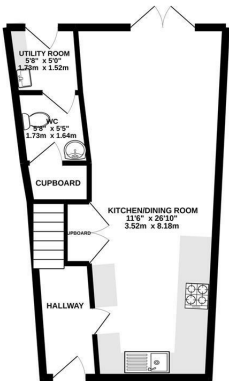
15 Southfields Green, Gravesend, Kent, DA11 7AD



GROUND FLOOR
390 sq.ft. (35.2 sq.m.) approx.

FIRST FLOOR
389 sq.ft. (35.2 sq.m.) approx.

SECOND FLOOR
393 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		