



39, St. Francis Avenue,
Gravesend, DA12 4SY

Price Guide £525,000



- SOLD BY SEALEYS WALKER JARVIS
- High Quality Fixtures and Fittings
- Popular Residential Area

- Four Double Bedroom Billings Home
- Modern and Move-in Ready
- Immaculate Presentation Throughout



39 St. Francis Avenue, Gravesend, Kent, DA12 4SY



LOCATION

Riverview Park is a family orientated location with its own local shops and facilities including Doctors Surgery and Dentist. Offering excellent transport links including regular bus service and commuter coach service to London and easy access onto the A2 M2 M20 & M25 motorway links. Gravesend town centre is within approximately 3 miles along with its mainline railway which offers services to London and the Kent coast including a high speed service to St Pancras London in just twenty two minutes, or you can travel from Ebbsfleet International railway station and be in London in around seventeen minutes.

Riverview Park has its own Infant and Junior primary schools and Thamesview Secondary school is within walking distance . It is also in the catchment area for a choice of other schools including Grammar Schools. If you are looking for further education then Mid Kent College is nearby.

For those who enjoy sports and fitness Cascades leisure centre is within walking distance which includes a skate park and children's playground.



PROPERTY DESCRIPTION

This generous and extremely well presented property was built by Billings - a sought after local builder. There is a good deal of space in this property starting with the large hallway and galleried landing - the property has been upgraded to a high standard, most of the improvements having been done in recent years, we understand: Including new boiler, kitchen, family bathroom and decoration. The house benefits from four double bedrooms with plenty of space for furniture in each room. Downstairs there is a large lounge, dining room, kitchen with additional dining space, large utility. a downstairs cloakroom and being a Billings property, there are huge windows keeping the property light and airy. Other benefits include double glazing throughout, garage, gardens to front and rear and off road parking. This would be an ideal home for a family, with space for all!

FRONTAGE

Driveway with off road parking for one car in front of the garage. Single step up to front UPVC front door.

Small area with mature plants and borders and grassed area. Access to the rear garden either side of the property with locking gates for security.

HALLWAY

4.56 x 2.31 narrowing to 1.44 (14'11" x 7'6" narrowing to 4'8")

Spacious and welcoming entrance hall with radiator and glazed panel doors to kitchen, lounge and downstairs w.c..

CLOAKROOM

1.95 x 0.79 (6'4" x 2'7")

Modern low level w.c. with square handbasin and window to the front.

KITCHEN/BREAKFAST ROOM

4.99 x 2.72 (16'4" x 8'11")

This large kitchen/breakfast room has a dining table for informal meals in front of a large picture window to the garden, to the side is the lovely fitted kitchen. A range of stylish coloured wall and floor shaker style cupboards, square edge granite effect work surfaces, giving ample working space to three sides. Integrated appliances include - Bosch Induction hob with extractor over, eye level fitted Bosch grill and oven space for larger fridge, plumbing for dishwasher. Coax point for kitchen tv, separate extractor fan. Window out to side with sink and drainer under. Tiled floor and radiator in breakfast dining area.

UTILITY

3.28 x 1.65 (10'9" x 5'4")

An addition to the original property, providing a large utility room, currently housing the washing machine, drier, full size freezer and door leading into the garden. Tiled floor to match kitchen.

DINING ROOM

3.65 x 2.73 (11'11" x 8'11")

To the rear of the property and off both the lounge and kitchen is a dining room for more formal meals - large sliding patio doors leading to the patio area of the rear garden, flooding the room with light. Two glazed sliding doors separating the lounge from dining area.

LOUNGE

4.58 x 3.65 (15'0" x 11'11")

A large and sunny room at the front of the property. Large picture window to the front with feature fireplace - tiled with painted wooden mantle and surround with an electric coal effect fire, providing a feature to this comfortable room. Radiator, carpet and glazed door back into the hallway.

STAIRS TO FIRST FLOOR

Carpeted staircase to match hallway with window on the top landing - again with a large window giving light to the stairs, galleried landing with doors leading to all the bedrooms. Access to loft (good head height - suitable for loft conversion STUPP).

BEDROOM 2

3.96 x 3.11 (12'11" x 10'2")

The first of the four double bedrooms at the front of the property, large window, radiator and carpet.

BEDROOM 3

3.40 x 3.12 (11'1" x 10'2")

Double bedroom with window to rear garden, radiator and carpet.



FAMILY BATHROOM

2.07 x 1.75 (6'9" x 5'8")

This modern white bathroom suite was installed recently and has never been used: Bath with power shower over and folding glass screen. Mixer tap to bath. White high gloss vanity unit incorporating wash handbasin and w.c. cistern. Cupboards under. Heated stainless steel hand rail. Tiled floor and window to rear.

BEDROOM 4

3.38 x 2.72 (11'1" x 8'11")

Double bedroom with window to rear, carpeted and with radiator.

MASTER BEDROOM WITH ENSUITE

4.57 x 3.62 (14'11" x 11'10")

This large room has a huge window to front with radiator under and has fitted wardrobes to two walls providing ample storage and hanging space. A corner shower arrangement with step up and tinted glass door for privacy, a vanity unit with coloured sink in vanity.

GARDEN

A nicely appointed rear garden with patio, ideal for sitting and enjoying the peace and quiet, greenhouse, shed and lawn. Mature planting to the borders.

GARAGE

A single garage, large enough for a car or storage: The door is an electric roller door, operated by fob. Inside the electric meter and consumer unit are wall mounted as is the gas meter. Worcester boiler and cylinder - installed 2016, are also located to the rear of the garage.

TENURE

FREEHOLD

LOCAL AUTHORITY

Gravesham Borough Council -

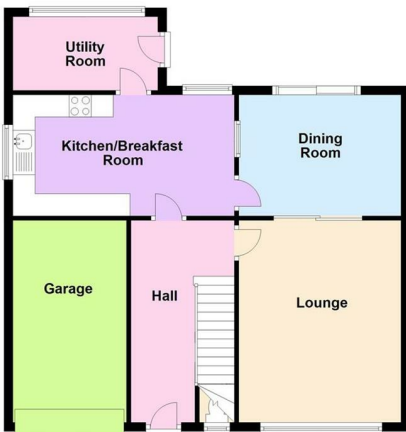
Council Tax Band F £3,160.31 2024/2025

EPC

To be advised.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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