



161, Springhead Road,
Gravesend, DA11 8JG

£395,000



- SOLD BY SEALEYS WALKER JARVIS
- Large Garden Room/Cabin
- Move In Ready
- Generous Garden
- Close to A2 and Ebbsfleet,
- Off Road Parking



161 Springhead Road, Gravesend, , DA11 8JG



PROPERTY DESCRIPTION

Situated in a popular residential area, this beautiful home is ready for a new family - this home is move in ready and has benefited from many improvements over the years. If you appreciate the appeal of an older style home with generous room sizes and modern features, this could be your next home. There are three bedrooms and an open plan living area with modern kitchen and island area opening into the dining area, which in turn is open to the lounge area. Large windows provide great views over the generous garden and outside entertaining area. The sizeable cabin in the garden would make an ideal gym space, kids playroom or home office.

LOCATION DESCRIPTION

Springhead Road is a lengthy road that runs between Northfleet Hill and Pepperhill roundabout near the A2. This property lies opposite Sainsbury's superstore, just a stone's throw away from the junction with A2 London or Coastbound, giving excellent road access. Ebbsfleet international is a few minutes drive away for commuters wishing to utilise the high speed service into London.

FRONTAGE

A block paved frontage with off road parking for two vehicles and shared access to the side of the property.



HALLWAY

UPVC entrance door with glazed panels either side keeping the hallway light; with LVT plank flooring and an area for hanging coats. Carpeted staircase to the first floor with wooden handrail and glass inserts, cupboards/drawers cleverly built in under the stairs, providing important storage. Consumer unit and meter under stairs.

KITCHEN/DINING ROOM

Open plan kitchen/dining room with large window over the sink and patio doors with glazed panels either side, opening to garden. A central island divides the room, with AEG integrated induction hob providing additional workspace and externally vented extractor hob over; Wall and floor shaker style units to two walls with wooden square edge worksurfaces. Integrated appliances: two eye-level Zanussi ovens, dishwasher, larder fridge, under counter freezer, coloured sink with drainer and integral waste disposal unit. Aside from the kitchen area, is the dining area with sufficient space for a large dining table and wall units. A full height cupboard under the stairs contains the washing machine and dryer keeping the need for additional machines in the kitchen space. Large opening to:



LOUNGE

A carpeted area with large feature window to the front. Door into hallway.

LANDING

A window to the side provides light to the landing, carpeted and doors to all upstairs rooms. Loft access.

BATHROOM

Slate floor tiles with white square style P bath with shower over and glazed screen. Matching low level wc and vanity housing the wash handbasin. Additional storage cupboard.

BEDROOM 1

This bedroom is at the front of the property and has been fitted with modern gloss wardrobes either side of the bed space, with cupboards over and on the facing wall. The large picture window floods the room with light. Carpeted.



BEDROOM 2

The second double bedroom has been fitted with mirror sliderobes all along the longest side of the room providing ample space for storage. Carpeted.

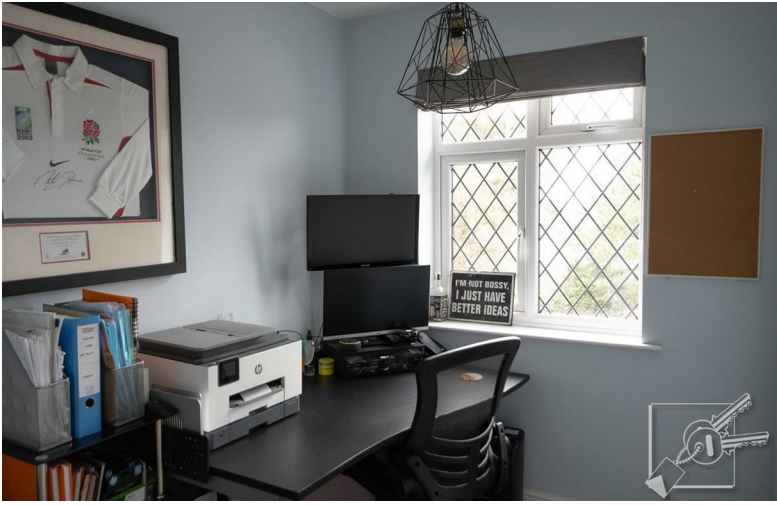
BEDROOM 3/STUDY

The smallest of the bedrooms at the front of the house, currently used as a home office. Carpeted.

GARDEN

A generous garden with large patio area for entertaining, concealed bin storage, large lawned area with planted beds. At the top of the garden is a large garden room with two large storage units for garden essentials.





CABIN

A very generously proportioned wooden chalet style cabin at the top of the garden which is an ideal recreation space - a gym, alternative work space or summer house with light, power and wall mounted heater, with windows overlooking the generous garden.

TENURE

Freehold

UTILITIES

Mains gas, electricity, water and drainage

Gas combination boiler

COUNCIL TAX

Gravesham Borough Council - Band C - £1,944.81 2024/2025

BROADBAND/MOBILE RECEPTION

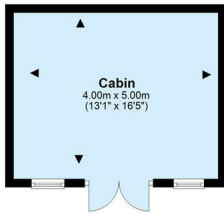
Virgin Media and BT internet report up to ultrafast connectivity in this property with fixed wireless access providers from EE and Three

EE, THREE, VODAPHONE and O2 are listed by Ofcom as having good coverage inside and out for voice and data, plus enhanced data

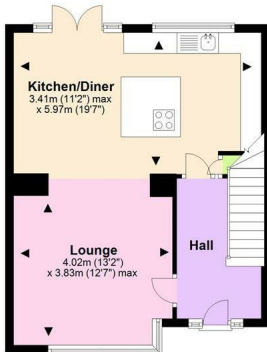
The above provided by Ofcom



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368



Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.