



380, Wrotham Road,
Gravesend, DA11 7PF

£475,000



- SOLD BY SEALEYS WALKER JARVIS
- Double Glazed Conservatory
- Potential For Off Street Parking STUPP
- Separate Lounge & Dining Rooms
- Large Rear Garden
- No Onward Chain



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LOCATION:

Ideally situated within the catchment area of an excellent choice of primary, secondary and grammar schools including within walking distance of St Georges School whilst of being literally just within a few minutes of the A2 with links to the M25, M20 and M2. Ebbsfleet International railway station is less than two miles away where you can catch the high speed train to St Pancras, London in just seventeen minutes or you can travel from Gravesend mainline station on the domestic line to London and the Kent Coast or you can take the high speed train to London. If you are keen golfer, Mid Kent Golf Course is within a few minutes walk. The Cyclo Park is also close by which also offers range of sporting activities and fitness classes. If you fancy a walk in the park then Jeskyns Country Park is nearby and Shorne Country Parks are also nearby. All in all this is very family orientated area.

DESCRIPTION:

Built around the 1930's this three bedroom detached house is situated in an elevated position and been within the same family for many years. With lots to like, the property boasts separate lounge and dining rooms, a good size kitchen and a double glazed conservatory with access to a utility room. Upstairs are two double bedrooms, a single bedroom and bathroom. Offering ample potential for extension subject to planning permission, the property occupies a large plot with extensive gardens to the rear and scope to create a drive way to the front subject to planning consents. Other benefits include Gas Central Heating and double glazing. Offering endless opportunities to create your dream home, viewing is highly recommended.



FRONTAGE:

Being in an elevated position, there are steps leading up to the property. A large lawn with retaining wall sets the property back from the road.

HALL:

Front door leading into hall with carpet, access to lounge, dining room and kitchen. Two under stair storage cupboards, one with electric meter and fuse box.

LOUNGE:

Double glazed bay window to front, carpet, radiator, electric fire in fire place.

DINING ROOM:

Double glazed bay window to rear, radiator, carpet, brick fireplace.

KITCHEN:

Double glazed window to side. Fitted with one a half bowl sink & drainer, built in double oven in housing unit, electric hob, oak effect wall and base units with rolled edge work surfaces, local tiling, radiator.

CONSERVATORY:

Double glazed windows to rear, double glazed doors leading out to garden, polycarbonate roof, tiled flooring. Access to:

UTILITY ROOM:

Windows to side and rear. Plumbing for washing machine and space for tumble drier.

STAIRS/LANDING:

Carpeted staircase leading to first floor. Secondary glazed window to side.

BEDROOM 1:

A double room with double glazed bay window to front, carpet, radiator, fitted wardrobes.

BEDROOM 2:

A double room with double glazed window to rear, carpet, radiator.

BEDROOM 3:

A single room with double glazed window to rear. Carpet, radiator and cupboard housing recently installed "Main" combi boiler for hot water and central heating. Fitted shelving and storage.

SHOWER ROOM:

Double glazed window to front, built in storage cupboard, radiator. Shower cubicle, vanity wash basin, low level w.c..

GARDENS:

A mature and generous rear garden with lawn, patio areas, mature shrubs, trees and bushes. Pond, various sheds. Approximately 120' long.

PARKING:

There is potential for of street parking to the front subject to planning permission.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band E - £2,674.11 2024/2025

SERVICES:

Gas, Electric, Mains Drainage, Mains Water.

We are advised by the vendor the property has loft insulation and cavity wall insulation installed.

BROADBAND & MOBILE AVAILABILITY





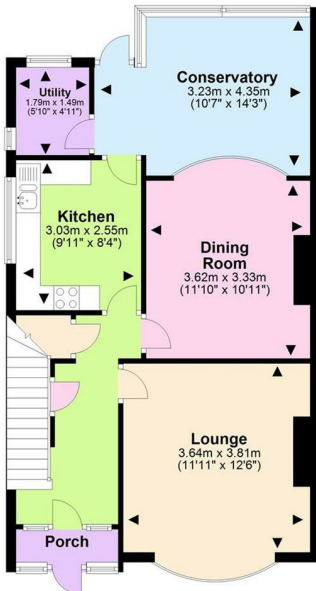
BROADBAND: Netomnia, Virgin Media, Openreach. You may be able to obtain broadband service from these Fixed Wireless Access providers covering this area. ; EE, Three

MOBILE AVAILABILITY: Indoor: EE Three, 02, Vodafone for voice & data
Outdoor: EE, Three, 02, Vodafone for voice, data and enhanced data

This information has been provided by Ofcom on 5th March 2024



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		71
(55-68) D	47	
(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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