



6, Chiffinch Gardens,  
Gravesend, DA11 8SL

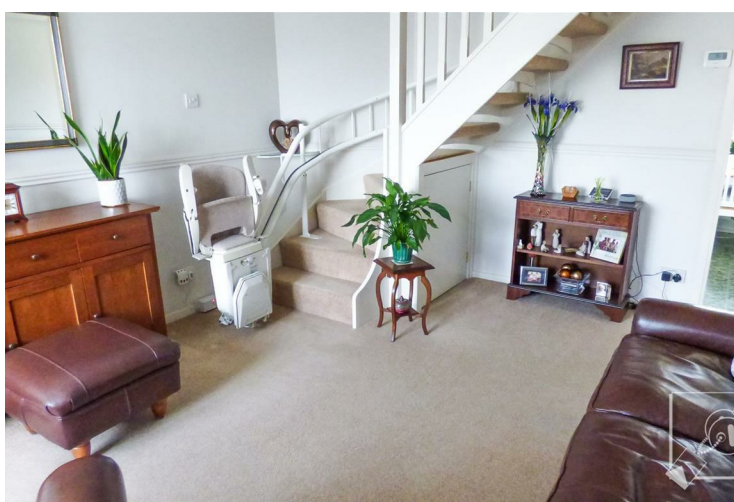
£320,000



- Modern End of Terrace House
- Two double bedrooms
- Modern Fitted Kitchen/Diner
- Popular Cul De Sac
- Move in ready
- Garage and off street Parking to Side



## 6 Chiffinch Gardens, Gravesend, Kent, DA11 8SL



### LOCATION:

Chiffinch Gardens is a popular cul-de-sac off Riverdale. It is an extremely popular area among all age groups including first time buyers families, and those looking to downsize to a smaller property and is within close proximity of primary, secondary and grammar schools. Offering excellent transport links including easy access onto the A2 with links to the M25, M20 and M2, a commuter coach service to London, a bus service to Gravesend town Centre & Bluewater if you fancy some retail therapy. Gravesend mainline railway station offers a high speed service to St Pancras, London in approximately 22 minutes or you can catch the domestic train to London or the Kent coast. Ebbsfleet International Railway station is within just a couple of miles, where you can also catch the high speed train to St Pancras and be in London within 17 minutes. There is a retail park close by where you will find a Morrisons Superstore, Lidl and a Screwfix. If you fancy a bite to eat there is a Toby Carvery on Coldharbour Road, Cygnet Leisure Centre & the Cyclo park are both easily accessed.



#### DESCRIPTION:

Situated in a quiet cul-de-sac, this two double bedroom end of terrace house, built by Taylor Wimpey is worth viewing immediately. Ideally suited to first time buyer this house comprises of living room, fitted kitchen with built in oven and hob, two double bedrooms and bathroom. Heated by gas central heating, the property is double glazed throughout and benefits from a serviced security alarm system. There is a garage & driveway to the side of the property allowing plentiful parking and a good size rear garden offering that all important outside space. The property has been well maintained by its current owner and viewing is highly recommended.

#### FRONTAGE:

Open plan front garden with lawn. Paved path leading to front door. Concrete driveway allowing additional off street parking in front of garage. Side gate leading to rear garden avoiding the need for bins or lawnmowers to go through the house.

#### ENTRANCE LOBBY:

UPVC double glazed front door, laminate floor. Built in cloak cupboard. part glazed inner door to:

#### LOUNGE:

Double glazed window to front, carpet & radiator. Under stairs storage cupboard, door leading to kitchen/diner..

#### KITCHEN/DINER

Double glazed window to rear and double glazed door leading to rear garden. Tiled floor, radiator Fitted with a range of Beech effect wall and base units with work surfaces, stainless steel sink and drainer, built in Indesit electric hob and matching oven. Ideal combi boiler for hot water and central heating concealed within matching wall cupboard. Plumbed for washing machine, space for fridge/freezer. This space has lots of light and a great view of the garden and will be a well used area in the house.

#### STAIRS/LANDING:

Turning open-plan stair case leading to first floor. Access to loft on the landing.

#### BEDROOM 1:

A double room with double glazed window to rear, carpet, radiator. Over stair storage cupboard.

#### BEDROOM 2:

Another double room with double glazed window to front, carpet, radiator.

#### BATHROOM:

Modern white suite comprising panelled bath with shower mixer taps, pedestal wash basin, low level w.c.. Double glazed window to side, vinyl floor, heated towel rail, part tiled walls.

#### GARDEN:

Attractive rear garden, with paved patio, lawn, flower borders, further raised corner paved patio. Timber summer house. Outside water tap. Side access, wall mounted gas and electric meters.





**GARAGE:**

Detached and located to side of property with up and over door, power & light, Access to small storage shed. Further parking on drive in front of the garage. Scope for additional off street parking to front of property, subject to planning permission.

**TENURE:**

Freehold

Timber framed construction with Tiled Roof - built by Taylor Wimpey.

**SERVICES:**

Mains gas, electric, mains Water and mains Drainage.

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band C -£1,944.81 2024/2025

**BROADBAND:**

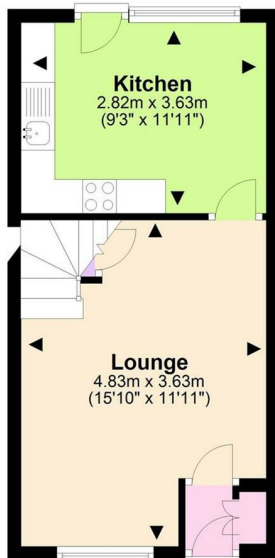
Networks in the area - Virgin Media, Openreach, Netomnia. This information has been provided by Ofcom. The current owner has BT internet connection currently.

**MOBILE COVERAGE:**

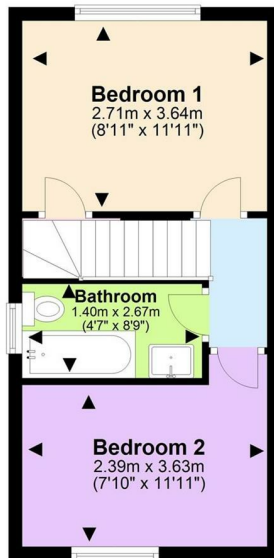
Indoor: EE, Three, O2, Voda phone ( Voice & Data)  
 Outdoor: EE, Three, O2, Vodaphone ( Voice, Data and Enhanced.)  
 This information has been provided by Ofcom



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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