



Springfield, Gravesend
Road,

Price Guide £550,000



- Extended 2 Double Bedroom Detached Bungalow
- Splendid Views over Farmland & the River Thames Beyond
- Extensive Manicured rear garden with Summer House
- Off Street Parking for multiple vehicles
- Potential For Loft Conversion Subject to Planning Permission
- Bathroom & Separate Shower room



Springfield Gravesend Road, Gravesend, , DA12 3JJ



DESCRIPTION:

£550,000-£575,000: Welcome to this stunning extended bungalow situated on the, Gravesend Road in the picturesque village of Shorne. Boasting splendid panoramic views over farmland and the River Thames beyond, the property also boasts the most beautiful well manicured extensive gardens to the rear which backs out on to the farmland. To the front there is plenty of off street parking for at least three vehicles.

Inside the property has been extremely well maintained throughout and we feel confident that you will not be disappointed with the accommodation on offer. On entering the property from the front porch you are greeted by a welcoming hall, with access to all rooms, including an extended lounge/diner which over looks the stunning gardens and farmland, an extended fitted kitchen/diner, two generous sized double bedrooms, each with fitted wardrobes, a shower room and a separate bathroom which was previously the third bedroom and could be reinstated as a bedroom if required. The bungalow is double glazed throughout and benefits from gas central heating, including a new combi boiler in 2019 and and a new electrical consumer unit in 2023. Offering plenty of scope for a loft extension subject to necessary planning consents, we highly recommend viewing to appreciate just what is on offer here.



LOCATION:

Shorne is situated between Gravesend & the Medway Towns., within an area of natural beauty, including national heritage walks and close proximity of Shorne Country Park. Shorne village is served by local shops, pubs, and a village hall and a church. It has its own very popular primary school., whilst the next village of Higham is nearby and also has choice of shops and facilities, pubs, a primary school and railway station. It is also in the catchment area for secondary and grammar schools both in Gravesend and the Medway towns, including the well known Gads Gill private school. Offering excellent transport links, including easy access to the A2/M2//M25.

FRONTAGE:

Well set back from the road by a large frontage including off street parking for at least three vehicles. Steps lead down to the front garden and entrance to the bungalow.

PORCH:

Double glazed front door, shoe rack, glazed inner door to:

HALL:

A welcoming hallway with carpet, radiator, fitted shelving and cupboard, security alarm panel.

LOUNGE/DINER:

A bright and spacious extended room, divided into two distinct areas. The lounge area overlooks the beautifully manicured rear garden and boasts splendid views over farmland with the river Thames beyond. Fitted carpet, three radiators. Door to:

KITCHEN/BREAKFAST BAR:

Double glazed window with views over the garden, farmland and River Thames. Double glazed door to rear garden. Fitted with a range of sage green wall and base cupboards, white sink and drainer, ample rolled edge work surfaces and matching breakfast bar. Local tiling to walls, radiator, carpet tiles, plumbed for washing machine and space for appliances.

BEDROOM 1:

A double room with double glazed bay window to front, carpet, radiator, fitted wardrobes with dressing unit between and top cupboards.

BEDROOM 2:

A double bedroom, with double glazed bay window to front, carpet, radiator, fitted wardrobes along one wall.

SHOWER ROOM:

White modern suite comprising walk in shower with glazed bifold doors and waterfall style shower unit. pedestal wash basin, low level w.c., Heated towel rail, vinyl floor.

BATHROOM:

Originally the third bedroom which the vendor has converted into a spacious double aspect room with double glazed windows to side and rear. White suite comprising panelled bath, vanity wash basin, low level w.c. Radiator, tiled walls, carpet, fitted cupboard housing combi boiler and plenty of storage for all your bathroom products.

GARDENS:

The rear gardens are a real feature of this property. Beautifully manicured by its present vendor, comprising paved patio area, lawns with flower beds, shrubs and bushes. Large summer house with power and light, raised vegetable beds and various fruit trees. Outside water tap. side access timber shed. Splendid views over the open farmland and the River Thames.

The front garden is laid to ornamental pebbles with a variety of grasses and plants.



PARKING:

Off street parking for at least three vehicles to the front of the property.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesend Borough Council
Council Tax Band E £2,720.93 2024-2025 (Shorne Parish Council)

SERVICES:

Gas, Electricity, Mains Water, Mains Drainage

BROADBAND/MOBILE AVAILABILITY:

BROADBAND NETWORKS: We understand the following networks are available: Openreach. You may be able to obtain services from EE and Three. Client is currently with BT Fibre.

MOBILE AVAILABILITY PROVIDERS INDOOR:

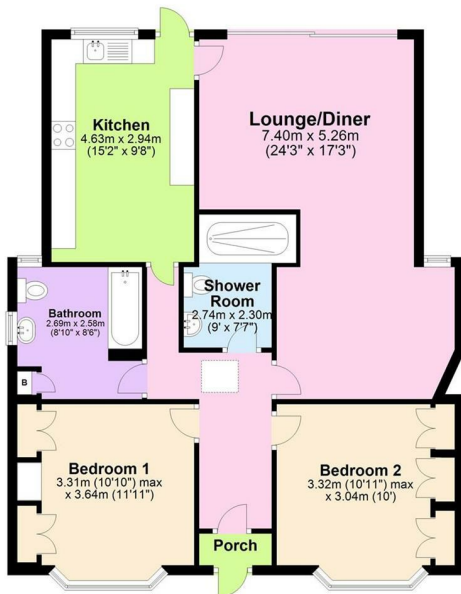
EE Likely
Three: Limited
O2 Likely
Vodafone Limited

OUTDOOR;

EE: Likely
Three: Likely
O2 Likely

This information has been provided by Ofcom on 21st May.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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