



144, Wrotham Road,
Gravesend, DA11 7LB

Offers Over £595,000



- Substantial 4 Bedroom Semi Detached House
- Large Kitchen/Breakfast Room
- Generous Garden
- Two Reception Rooms
- Conservatory
- Off Street Parking to front



144 Wrotham Road, Gravesend, , DA11 7LB



LOCATION:

Situated in a prime location overlooking Woodlands Park, which is a large open green space including a basket ball area, tennis court and a children's play area. Gravesend town centre with all its shop, pubs and restaurants is approximately 0.7 miles. Gravesend station provides services to London and the Kent Coast, including a high speed service to St Pancras International in round 25 minutes, making it perfect for commuters. The A2 is within approximately 0.3 miles meaning there are links to the M25, M2 and M20. Ebbsfleet International station is 2 miles from the property where you can catch the high speed train and be in London in around seventeen minutes. It is within the catchment area of a choice of excellent primary, secondary and grammar schools, including just a few minutes walk of St Georges School. The Cyclo Park is just down the road which also has its own fitness centre.



DESCRIPTION:

Welcome to this charming house located on Wrotham Road close town of Gravesend. This property boasts four spacious bedrooms, making it an ideal home for a growing family and those in need of extra space. Other accommodation includes a spacious lounge/diner, second reception room/study, a generous size kitchen breakfast room, double glazed conservatory, ground floor cloakroom and a large family bathroom.

One of the standout features of this property is the parking spaces to the front - which many other properties in the road, don't have - ensuring you will never have to worry about finding somewhere to park and a sizable rear garden.

If you are looking for your forever home, this house is sure to capture your heart. Don't miss out on the opportunity to make this house your own home sweet home.

Offering immediate vacant possession meaning no onward chain complications, viewing is highly recommended.

FRONTAGE:

Double wrought iron gates leading onto a block paved driveway allowing off street parking for one/two vehicles. Retaining brick wall and a screening hedge.

HALL:

A large welcoming hall with uPVC front door, carpet, radiator, under stair storage cupboard, alarm controls and thermostat control.

LOUNGE/DINER:

A spacious room, with double glazed bay window to front, carpet, picture rail, two gas fires within fire places. Double glazed double doors leading into:

CONSERVATORY:

An Ideal place to sit and relax enjoying views over the rear garden with double glazed windows double and doors, tiled floor.

RECEPTION 2/STUDY:

Double glazed bay window to front, parquet floor, radiator, fitted cupboard along one wall.

KITCHEN/BREAKFAST ROOM:

A generous size room divided into two distinct areas including a seating area with space for table and chairs. Fitted with a range of wall and base units, ample work surface space, one and a half bowl sink and drainer, electric Siemens inset hob and matching oven, plumbed for washing machine and ample space for other appliances. Worcester combination boiler for hot water and central heating, double glazed window to side, door giving access to garden

GROUND FLOOR CLOAKROOM

Double glazed window to rear, low level w.c. hand basin, vinyl flooring.

STAIRS/LANDING:

A wide turning staircase leading to the first floor with attractive feature etched glass window to side.

BEDROOM 1:

A spacious double room with large double glazed bay window to front, overlooking Woodlands Park. Carpet, radiator, fitted wardrobes and a large walk in storage cupboard.

BEDROOM 2:

Another double room with double glazed window overlooking the rear garden, built in alcove wardrobe, radiator, carpet.

BEDROOM 3:

Double glazed corner window to front/side, carpet.

BEDROOM 4:

Double glazed window to rear overlooking the rear garden, carpet, radiator.

BATHROOM:

A large room with double glazed window to side, panelled bath with shower over and glass screen, pedestal wash basin, low level w.c.. Large built in linen cupboard, part tiled walls. With some rearrangement there is ample space for a separate shower cubicle).





GARDEN:

A sizeable rear garden with paved patio, large lawned area, disused fish pond, large green house, potting shed and a timber shed. Fenced to both sides and walled to rear, side access leading to front of property.

TENURE:

Freehold

SERVICES:

Gas, Electricity, Mains Water, Mains Water.

LOCAL AUTHORITY:

Gravesend Borough Council:
Council Tax Band E - £2,674.11 for 2024-2025

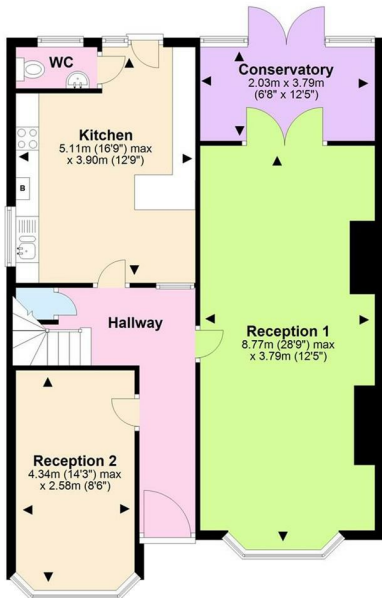
BROADBAND/MOBILE PROVIDER:

BROADBAND: We understand Openreach, Netomia and Virgin Media provide standard, Superfast and ultrafast broadband. You may also be able to obtain services from the following providers for fixed wireless access: EE & Three.

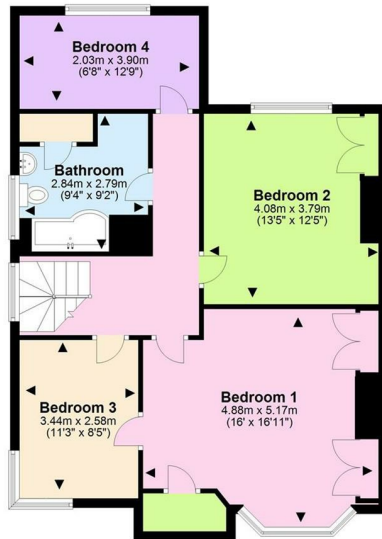
MOBILE PROVIDERS: We understand the following providers are likely to provide indoor voice and data: EE, Three, O2 and Vodafone may provide a limited service. For outdoor use EE, Three, O2 and Vodafone are said to provide both voice and data, We understand 5G is predicted to be available in the area from EE, Three, O2 & Vodafone for outdoor use only.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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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