



3, First Avenue,
Gravesend, DA11 8DJ

£430,000



- Substantial Three Bedroom Semi
- Off Street Parking for Several Vehicles
- Two Reception Rooms
- Double Depth Garage
- Generous South Facing Rear Garden
- Plenty of Scope for Extension Subject to Planning Permission



3 First Avenue, Gravesend, DA11 8DJ



LOCATION:

The property is situated in an established residential area off Park Avenue, Northfleet with easy access to supermarkets including Sainsbury's superstore, Morrisons and Lidl. Perry Street is within walking distance which offers a wealth of local shops, takeaways and other facilities. Gravesend town centre and railway station are about 2 miles away where you can catch the train and be in London, in just 22 minutes. It is within easy access to A2/M2/M20 and M25, the renowned Bluewater shopping centre, and Ebbsfleet International Railway Station, where you can catch the high speed train and be in Stratford within just 17 minutes. There are a good choice of primary, secondary and Grammar schools within the catchment area including Northfleet Technology College which is just a few minutes walk. If you enjoy sporting activities then Cygnet Leisure Centre with its Gym & Swimming pool is close by or The Cyclo centre also hosts a choice of fitness activities and classes.



DESCRIPTION:

A substantial three bedroom semi detached house with a double tandem garage in the boundary of the generous size garden with additional off street parking on the drive for at least two cars, you'll have no problem with parking. Inside the property, there are two separate reception rooms, kitchen, three double bedrooms, bathroom and an additional washroom on the first floor. The property boasts large double glazed windows letting in lots of light throughout and is heated by gas central heating. Offering plenty of scope for improvement and extension, subject to planning permission, this property could be the family home you have been waiting for.

FRONTAGE:

A generous block paved frontage allowing off street parking for two/three vehicles. Double gates to side leading to rear of property.

HALL:

Double glazed entrance door to side of house, laminate flooring.

RECEPTION 1:

Double glazed window to front, carpet, radiator.

RECEPTION 2:

A double aspect room, with double glazed windows to front and rear. Carpet, radiator. (This room has previously been used as a fourth bedroom.)

KITCHEN:

Double glazed window to rear and door to rear garden. Fitted with oak style wall and base cupboards, black gloss marble effect work surfaces, canopy style extractor hood over cooker recess, stainless steel sink and drainer, plumbed for washing machine, spaces for under counter fridge and freezer. Serving hatch to reception 2.

STAIRS/LANDING:

Carpeted staircase leading to first floor. Large double glazed window to rear, access to loft. Walk in cupboard also housing combi boiler for hot water and central heating.

BEDROOM 1:

A good size double room with double glazed window to front, carpet, radiator.

BEDROOM 2:

A double room with double glazed window to front, carpet, radiator, built in wardrobe.

BEDROOM 3:

A double room with double glazed window to rear, carpet, built in wardrobe and radiator.

BATHROOM:

Double glazed window to side, white suite comprising panelled bath with shower mixer tap, pedestal basin, low level w.c., radiator with part tiled walls.

UPSTAIRS CLOAKROOM:

Situated on the first floor at the top of the stairs, with double glazed window to side, part tiled walls, pedestal wash basin, low level w.c, part tiled wall.





REAR GARDEN:

A southerly aspect rear garden with concrete patio, paved pathway, large grassed area, further patio behind the garage. Double gates to side of house.

GARAGE:

Detached, double depth garage within the boundary of the rear garden, up and over door, courtesy door to garden.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band D - £2187.91 for 2024-2025

SERVICES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage

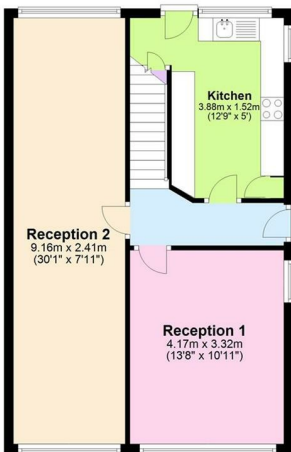
BROADBAND/MOBILE NETWORKS:

BROADBAND: We understand the following network providers in this area are Openreach, Netomnia and Virgin Media. You may also be able to obtain fixed wireless broadband from: EE & Three.

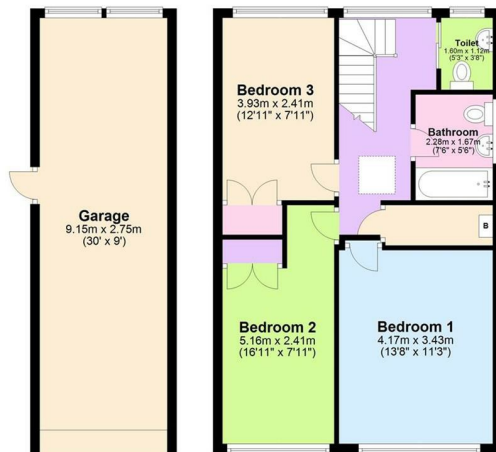
MOBILE PROVIDERS: We understand EE & Three provide limited outdoor voice and data and that O2 & Vodafone are likely to provide indoor use. We understand EE, Three, O2, Vodafone are likely to provide voice and data for outdoor use. 5G is predicted to be available via EE, Three, O2 & Vodafone for outdoor use only.

This information has been provided by Ofcom on 2nd July.

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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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.