



8, Hatton Close,  
Gravesend, DA11 8SD

£340,000



- Two bedrooms
- Garage
- Move in Ready, No Chain
- Off Street Parking for Two Cars
- Double Glazed Conservatory





## 8 Hatton Close, Gravesend, , DA11 8SD



### DESCRIPTION:

Situated in a quiet cul-de-sac, this two double bedroom end of terrace house, built by Taylor Wimpey is worth viewing immediately. Offering immediate vacant possession the property would ideally suit first time buyers looking to set up home. The ground floor accommodation comprises living room, fitted kitchen/breakfast room with a brand new oven, inset hob and integrated fridge/freezer, a double glazed conservatory which would make a perfect dining room. Upstairs are two double bedrooms and a modern shower room. Heated by gas central heating, the property is double glazed throughout. There is a garage to the side and driveway allowing off street parking for two additional cars. The rear garden is designed for easy maintenance with artificial lawn and has access into a utility room and w.c which has been added to the back of the garage. The house has recently been painted and decorated and benefits from new carpets and flooring throughout.



#### **LOCATION:**

Hatton Close is a popular cul-de-sac on the small but popular Riverdale Estate. 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.

#### **FRONTAGE:**

Fully block paved frontage, allowing off street parking for two cars and access to front of house.

#### **ENTRANCE LOBBY:**

UPVC Front door, glazed inner door to:

#### **LOUNGE:**

Double glazed window to front, two radiators, carpet, under stair cupboard.

#### **KITCHEN/BREAKFAST ROOM:**

White shaker style wall and base units with black work surfaces, inset gas hob and brand new electric oven, integrated extractor hood, white enamel Range Master sink and drainer. Bosch Boiler concealed within matching cupboard. Radiator, new vinyl floor covering, double glazed window to rear, double glazed door leading into conservatory.

#### **CONSERVATORY:**

Double glazed conservatory with windows each side and rear, double doors leading out to rear garden, dwarf wall, polycarbonate roof, new vinyl flooring, radiator. An ideal space to create a dining room or sun lounge.

#### **STAIRS/LANDING:**

Turning open plan stair case to first floor.

#### **BEDROOM 1**

A double room with double glazed window to rear, new carpet, radiator, built in airing cupboard with hot water cylinder and and timing controls.

#### **BEDROOM 2:**

Double glazed window to front, carpet, radiator.

#### **SHOWER ROOM:**

A modern suite comprising, shower cubicle with Triton shower unit and glass screen, vanity wash basin, low level w.c. Heated chrome towel rail, tiled walls, vinyl floor, opaque double glazed window to side, access to loft.

#### **GARDEN:**

An easy maintenance rear garden, with paved patio and artificial lawn, fully fenced to sides and rear, timber shed.

#### **GARAGE:**

Single garage attached to side of house with up and over door, power and light, gas and electric meters, overhead storage. Courtesy door to:





**UTILITY ROOM/W.C.:**

Extended to rear of house with double glazed window to rear, stainless steel sink unit with double cupboard under. Power point, new vinyl flooring. Door to washroom with low level w.c. and wash basin, new matching vinyl flooring. The utility room can also be accessed from the garden.

**PARKING:**

There is off street parking for two cars on the block paved drive to the front.

**TENURE:**

Freehold

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band: C: £1,944.81

**SERVICES:**

Gas, electric, mains drainage, mains water.

**BROADBAND/MOBILE PROVIDERS:**

**BROADBAND:** We understand the following networks provide Standard, superfast & ultrafast broadband in this area: Virgin Media, Netomnia & Openreach. You may be able to obtain broadband service from the following Fixed Wireless access providers covering this area: EE, Three.

**MOBILE:** We understand EE, Three, O2 and Vodafone provide both indoor and outdoor voice and data. 5G is predicted to be available around this location from the following providers: EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

This information had been provided by Ofcom on 12th August 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		<b>73</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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