



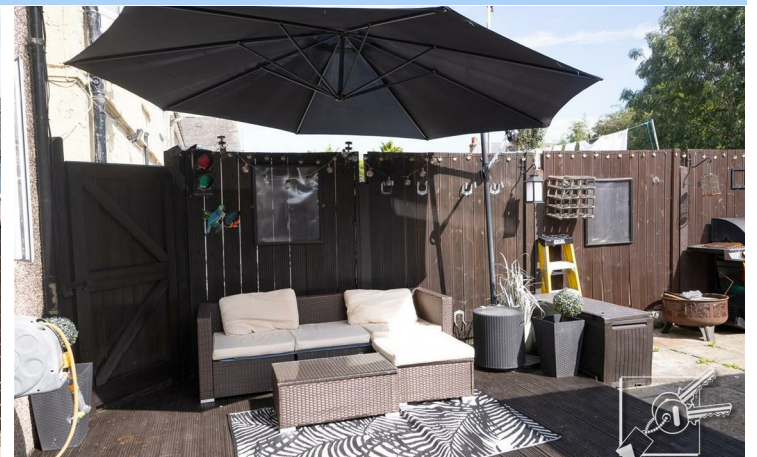
170, Waterdales,
Gravesend, DA11 8JW

Offers In The Region
Of £290,000



- Two double bedroom family home
- Large kitchen/dining room

- Generous Garden
- Underfloor heating to communal areas



170 Waterdales, Gravesend, Kent, DA11 8JW



LOCATION DESCRIPTION

Waterdales is located within 1.5 miles of Ebbsfleet International Station (with journey time to London St Pancras International around 17 minutes). A Sainsburys Superstore is just two streets away and the A2/M2 is within 0.75 miles with links to the M25 and Dartford River Crossing. It is within the catchment area of primary, secondary and grammar schools.

PROPERTY DESCRIPTION

A two bedroom link semi-detached house with a large level laid to lawn rear garden and patio with views over Wombwell Park with its bowling green and tennis courts. The property has been updated by the current owners over recent years including a fitted kitchen/diner, a modern updated bathroom suite, the addition of underfloor heating to common rooms and cctv system offering additional security. There is ample potential to extend subject to planning permission.

GROUND FLOOR



ENTRANCE HALL

Part glazed front door, wooden floor with carpeted stairs leading to first floor.

LIVING ROOM

3.70 x 3.18 (12'2" x 10'5")

Double glazed windows to the front. Thermostatically controlled under floor heating with wooden floor over. Door into

KITCHEN / DINER

4.77 x 3.24 (15'8" x 10'8")

A large room at the back of the house with the kitchen and large space for dining table. Built-in under stairs cupboard. Underfloor heating with thermostatic control, tiled floor. range of wall and base cupboards with contrasting worktop. Built in electric oven, gas 4 ring hob, extractor, space for dishwasher, washing machine, american fridge. Understairs storage cupboard for additional space. Double glazed windows and door to the rear garden.



FIRST FLOOR

Small landing with Stairs to the ground floor. Double glazed window to the side, doors to:

BEDROOM ONE

3.64 narrowing to 2.60 x 3.18 (11'11" narrowing to 8'6" x 10'5")

A double bedroom with double glazed window to the front, carpeted and radiator.



BEDROOM TWO

3.65 narrowing to 2.33 x 1.39 (12'0" narrowing to 7'8" x 4'7")

Double glazed window with views to rear over Wombwell Park.

BATHROOM

2.73 x 1.34 (8'11" x 4'5")

Dual aspect double glazed windows to the front and rear. Built-in panelled bath with shower over, glazed shower door. WC and matching wash hand basin. Localised tiling to walls and underfloor heating with tiling over.

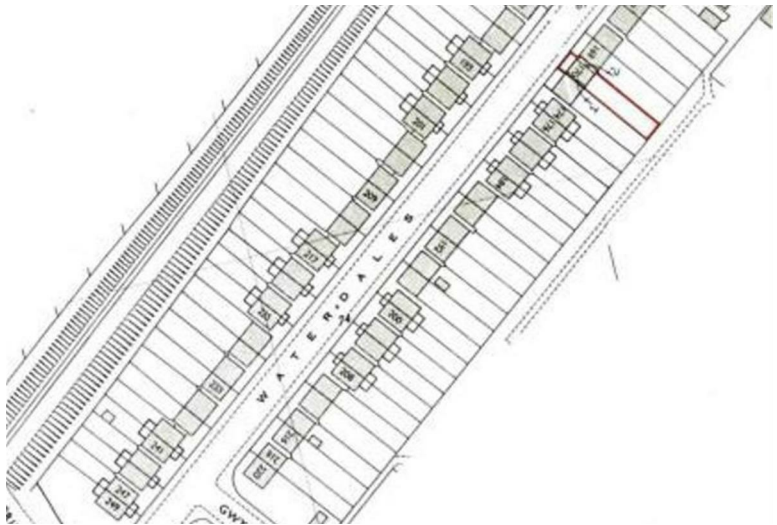


FRONT GARDEN

Pathway to the front door and side covered access to the rear garden. Front garden enclosed by dwarf brick wall.

REAR GARDEN

A mainly level laid to lawn rear garden enclosed by close-boarded wooden panel fencing. Pre-cast concrete shed and hard standing patio area. Gate with shared side pedestrian access to front.



SERVICES

Mains Gas, Electricity, Mains Water and Drainage

LOCAL AUTHORITY

Gravesend Borough Council

Band: C 2024/2025 Charges: £1,944.81

BROADBAND AND MOBILE COVERAGE

Networks in your area - Openreach, Virgin Media, Netomnia

All report good Standard, Superfast and Ultrafast services.

5G is predicted to be available around your location from the following provider(s): EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

Data last updated: June 2024, based on the latest data available to Ofcom.

Provider Voice Data

EE Limited Limited

Three Likely Likely

O2 Likely Limited

Vodafone Limited Limited

TENURE

FREEHOLD

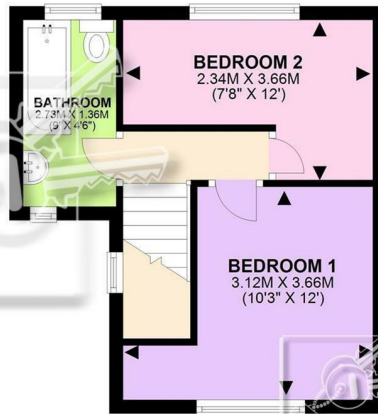
GROUND FLOOR

APPROX. 31.2 SQ. METRES (335.6 SQ. FEET)



FIRST FLOOR

APPROX. 24.3 SQ. METRES (262.1 SQ. FEET)



TOTAL AREA: APPROX. 55.5 SQ. METRES (597.7 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk

Email: sales@sealeys.co.uk

Tel: 01474 369368



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