



Britannia Drive,  
Gravesend, DA12 4RR

Price Guide £450,000

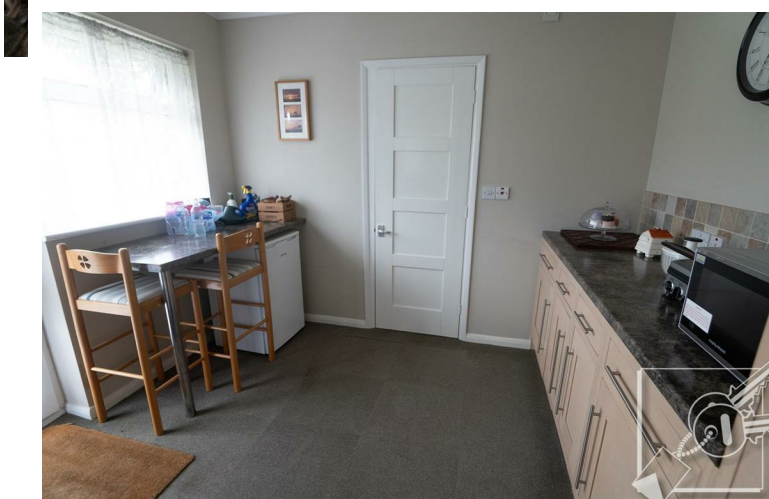


- SOLD BY SEALEYS WALKER JARVIS
- Garage & Private Drive
- Generous size Garden
- 2 Bathrooms





## Britannia Drive, Gravesend, , DA12 4RR



### DESCRIPTION:

£450,000-£470,000. This extended three bedroom semi detached house is situated on a generous size plot with an exceptionally large rear garden, garage to the side and off street parking on the private drive for two cars. Offering excellent size family accommodation, particularly to the ground floor, including hall, living room, extending living/family room, fitted kitchen with oven & hob, utility room and a shower room. Upstairs there are two double bedrooms a single bedroom and bathroom. There is plenty of scope to extend (subject to planning permission) to the side over the garage to create further bedrooms. The property appears to have been well cared for and maintained by its current vendor and benefits from gas central heating and double glazing throughout. Viewing is highly recommended to appreciate just what is on offer here.

### LOCATION:

Riverview Park is a family orientated location with its own local shops, including Morrison and Tesco, hair salon and various takeaways. Other local facilities include Doctors Surgery, Dentist and a pub where you can enjoy a pint after work. Offering excellent transport links including regular bus service a commuter coach service to London and easy access onto the A2 M2 M20 & M25 motorway links. Gravesend town centre is within approximately 3 miles along with its mainline railway which offers services to London and the Kent coast including a high speed service to St Pancras London in just twenty three minutes, or you can travel from Ebbsfleet International railway station and be in London in around seventeen minutes.

Riverview Park has its own primary schools and Thamesview Secondary school is within walking distance. It is also in the catchment area for a choice of other schools including Grammar Schools. If you are looking for further education then Mid Kent College is nearby.

For those who enjoy sports and fitness Cascades leisure centre is within walking distance which includes a skate park and children's playground.

### FRONTAGE:

Block paved frontage, small lawned area with shrubs.



**HALL:**

Composite front door with opaque windows each side, under stair storage cupboard with gas and electric meters. radiator with cover, carpet.

**LOUNGE:**

7.872 3.62 max (25'9" 11'10" max)

Square bay double glazed window to front, carpet, radiator, gas fire in marble effect surround. Double doors leading into extension.

**KITCHEN:**

3.233 x 2.408 (10'7" x 7'10")

Double glazed window to side. Fitted with light oak effect wall and base units, ample work surface space, twin stainless steel sink unit with mixer tap, Zanussi built in electric hob with stainless steel canopy extractor hood above and Zanussi built in oven, integrated dish washer, plumbed for washing machine. Vinyl effect tile flooring, local tiling to walls, arch leading into extension.

**DINING ROOM/FAMILY ROOM:**

5.070 x 3.083 (16'7" x 10'1")

An Ideal space for family dining and gatherings. Two double glazed windows to rear overlooking the rear garden, Amtico style flooring, two radiators, double glazed door leading into:

**UTILITY ROOM:**

3.014 x 2.692 (9'10" x 8'9")

Double glazed window to rear and double glazed door to garden. Fitted light oak base cupboards with work surface over, along one wall, matching breakfast bar on opposite side. Carpet tiles, radiator, access to loft space. Door to:

**SHOWER ROOM:**

Double glazed window to rear, modern white suite comprising fully tiled shower cubicle with glass door, pedestal basin, low level w.c., part tiled walls.

**STAIRS/LANDING:**

Carpet, double glazed window to side, access to loft with light.

**BEDROOM 1:**

4.552 x 3.43 (14'11" x 11'3")

A double room with double glazed square bay window to front, carpet, radiator, built in airing cupboard with hot water cylinder and emersion heater and Worcester boiler with timing controls for hot water and central heating. Fully fitted with wardrobes along one wall and matching bridge cupboards, forming recess for double bed with bedside cabinets each side of recess.

**BEDROOM 2:**

3.446 x 3.017 (11'3" x 9'10")

A double bedroom with double glazed window overlooking the rear garden, carpet, radiator.

**BEDROOM 3:**

2.771 x 2.041 (9'1" x 6'8")

A single room with double glazed window to front, carpet, radiator, over stair storage cupboard.

**BATHROOM:**

Double glazed window to rear. White suite comprising corner bath with power shower over, pedestal wash basin, low level w.c.. Heated towel rail, part tiled walls vinyl flooring.

**GARDEN:**

The rear garden must be one of the biggest in the area. Raised paved patio and raised flower beds, various shrubs and bushes, large lawn, various rose bushes, arch way leading through to second half of garden with fruit trees including cooking apple, cherry and plum. Water butts, outside tap, power point, side access.

**GARAGE:**

A single garage to side of house with power and light, up and over door, curtesy door each side.

**TENURE:**

Freehold

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band D - £2,187.91 for 2024-2025

**SERVICES:**

Mains Gas, Mains Electricity, Mains Drainage, Mains Water.

**BROADBAND/MOBILE NETWORKS:**

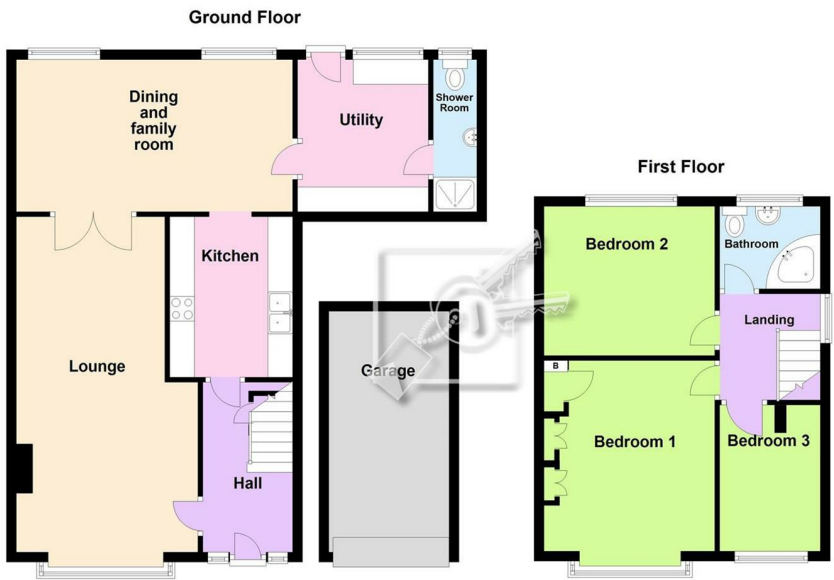
**BROADBAND:** We understand the following providers are likely to provide, standard, superfast and ultrafast service in this area: Openreach, Virgin Media. You may be able to obtain broadband service from these Fixed Wireless Access providers covering the area: EE, Three





MOBILE: EE, are likely to provide indoor voice and data. Three, O2 and Vodafone are said to have a limited service. All of these providers are said to likely to be able to provide outdoor voice and data. 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.

This information has been provided by Ofcom on 25th September 2024.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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