



67, Hillary Avenue,  
Gravesend, DA11 8NS

£330,000



- SOLD BY SEALEYS WALKER JARVIS
- Garage To Rear

- No Onward Chain
- Ample potential for Improvement and extension subject to Planning Permission





## 67 Hillary Avenue, Gravesend, , DA11 8NS



### DESCRIPTION:

We think you will agree this three bedroom semi detached house offers Kerb Appeal. Situated on a corner location with a generous frontage the property offers a blank canvas to create your dream home. Comprising separate lounge and dining rooms, kitchen, two double bedrooms, a single bedroom, shower room and separate w.c.. The windows are upvc double glazed and the house is currently heated by electric night storage heaters, however there is gas in the road. There is a detached single garage within the rear boundary. If you are looking for somewhere to grow into, call home with potential for improvement or extend, then you may have just found what you are looking for.

### LOCATION:

Hillary Avenue is located off of Coldharbour Road, Northfleet and is a perfect location for young families with a good selection of nursery, primary, secondary and Grammar schools close by. Morrisons and Lidl Super Stores are just down the road and it is in close proximity of the Cyclo Park and Cygnet Leisure Centre which both host a wide range of sporting activities for the whole family. Offering excellent transport links including a high speed train service from Gravesend railway station to St Pancras Station, London in just 23 minutes or you can travel from Ebbsfleet Station and be in London in just seventeen minutes. The A2, with links to M2, M20 and M25 are easily accessed for those that drive and there is a commuter coach service to London within this location.





#### **FRONTAGE:**

A generous front garden extending to one side, sets the property well back from the pavement. Low retaining wall, mostly laid to grass. Side gate giving access to the rear garden.

#### **HALL:**

Upvc front door, carpet, storage heater, under stair recess with electric consumer unit and meter.

#### **LOUNGE:**

A double aspect room with double glazed window to front and side, carpet, tiled fire place, storage heater.

#### **DINING ROOM:**

A double aspect room with double glazed window to rear and side, night storage heater, carpet, picture rail.



#### **KITCHEN:**

Double glazed window to rear and door to garden. Oak effect wall and base units, with work surfaces, stainless steel sink and drainer. Built in cupboard. Electric oven and hob with extractor hood above. Vinyl flooring.

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

Carpet, access to part boarded part insulated loft. Airing cupboard with hot water cylinder and immersion heater.

#### **BEDROOM 1:**

A double room with double glazed window to front and side, electric storage heater.

#### **BEDROOM 2:**

A double room with double glazed windows to rear and side, storage heater.

#### **BEDROOM 3:**

Double glazed window to front, electric storage heater, over stair storage cupboard.



#### **SHOWER ROOM:**

Double glazed window to rear, electric heated towel rail, non slip flooring, tiled walls, shower cubicle with Mira shower unit, hand wash basin.

#### **SEPARATE W.C.:**

Double glazed window to rear, white low level w.c., part tiled walls, non slip floor.

#### **GARDEN:**

A good size rear garden, laid to lawn, various shrubs and bushes, brick store, fenced one side, walled to other, side access.

#### **GARAGE:**

Situated in the boundary of the rear garden, up and over door, courtesy door to garden.

#### **TENURE:**

Freehold

#### **LOCAL AUTHORITY:**

Gravesham Borough Council

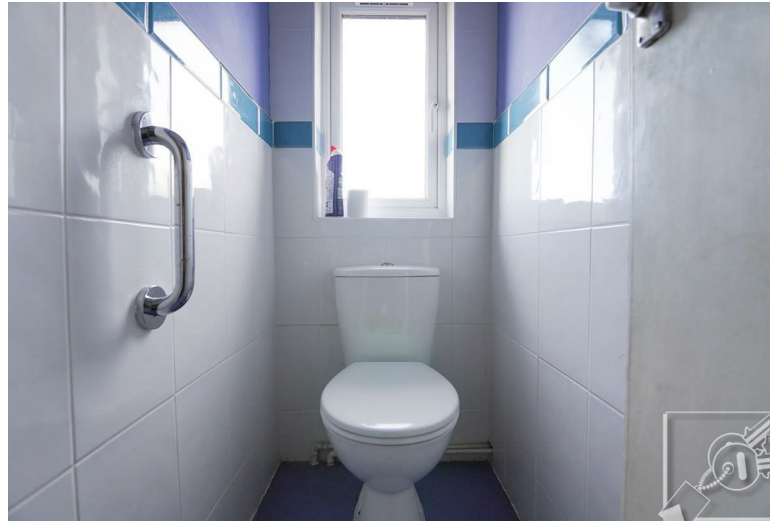
Council Tax Band C - £

#### **SERVICES:**

Mains Electric, Mains Water, Mains Drainage.



Note: There is no Gas in the property, however there is Gas in the road.



### BROADBAND/MOBILE NETWORKS:

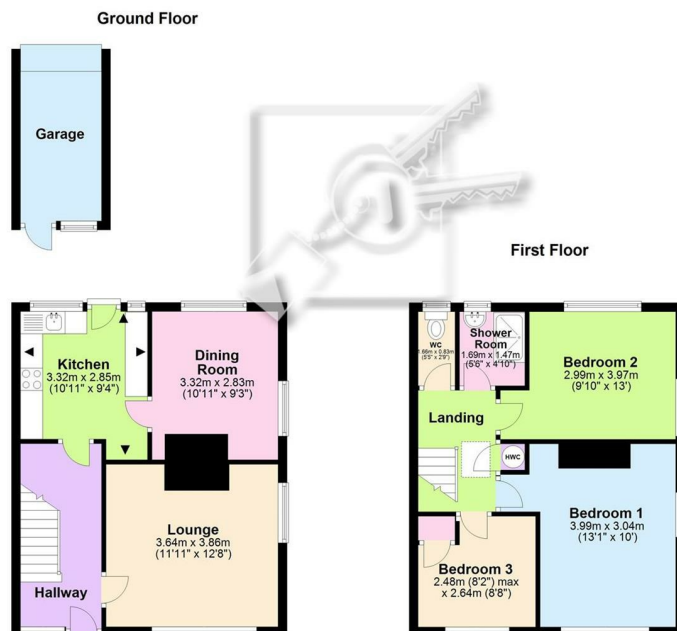
**BROADBAND;** We understand Openreach , Virgin Media, Netomnia provide standard, superfast and ultra fast services in the area. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area: EE, Three.


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

Note: This information has been provided by Ofcom on 18th October 2024

### LOCAL LAND SEARCHES

Local Land charges search ref: 2721169 shows there is a smoke control order in this area. (ref: 10/00226/SMOKE)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk)  
Tel: 01474 369368



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.