



38, Biddenden Way,  
Gravesend, DA13 9DF

£300,000



- SOLD BY SEALEYS WALKER JARVIS
- Garage & Carport
- Ideal For Someone Looking For A Project
- No Onward Chain





## 38 Biddenden Way, Gravesend, , DA13 9DF



### DESCRIPTION:

This three bedroom semi detached house would be perfect for someone who is looking for a project. Comprising an open plan living/dining area with access into a lean to style conservatory, kitchen, two double bedrooms, a single bedroom, shower room and separate w.c.. Outside there is a Westerly aspect terraced rear garden, a carport leading to a garage and there is plenty of scope for additional parking to the front. With updating and refurbishment this property could become your dream home.

### LOCATION:

Istead Rise is popular location with all age groups. There are local shops nearby offering everyday essentials, including a Co-Op, butchers, pharmacy, and hardware shop. It has its own primary schools, and is within the catchment area of a choice of good secondary and grammar schools. The community centre offers various sports activities and is an ideal social place where you can get to know your neighbours, Istead Rise Medical Centre is located near the community centre. The A2 is within approximately 2 miles with links to the M25, M2 and M20. If you fancy some retail therapy Bluewater Shopping Centre is approximately 5 miles away and offers a range of shops, restaurants and leisure facilities including cinemas and boating lakes. Gravesend town centre is a car or bus ride away and includes a mainline railway station where you can catch the high speed train to St Pancras London in just 22 minutes or you can take the domestic train to London which stops at London Bridge, Waterloo and Charing Cross or you can travel to the Kent coast if you fancy a beach day. Meopham Railway Station is within 2 miles offering services to London on the Victoria line. There are also bus & commuter coach services.

### FRONTAGE:

Concrete terrace frontage, with potential to create extra parking. Drive way leading to carport with double doors.





#### **PORCH:**

Glazed sliding door, quarry tiled floor, windows to front, inner door to:

#### **LOUNGE:**

Double glazed window to front, carpet, radiator, thermostat control, part tongue and groove walls. Built in bench seat beneath the window with storage. Gas fire. Wide opening to:

#### **DINING AREA:**

Carpet, double glazed window to rear and door giving access to lean-to conservatory, radiator, door to:

#### **LEAN TO:**

A brick and timber single glazed lean to style conservatory addition, with double doors to garden and windows to rear.

#### **KITCHEN:**

Double glazed window to rear, brown enamel sink and drainer, wall and base cupboards, electric cooker point, built in cupboard with gas and eclectic meters and electrical fuse box. Double glazed door to side.

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

Turning stair case from lounge, Double glazed window to side, tongue and groove walls, access to loft.

#### **BEDROOM 1:**

A double room with double glazed window to front, fitted wardrobes with top cupboards forming recess for bed, carpet, radiator.

#### **BEDROOM 2:**

A double room with double glazed window to rear, carpet, radiator, airing cupboard.

#### **BEDROOM 3:**

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

#### **SHOWER ROOM:**

Double glazed window to rear, shower cubicle, wash basin, radiator.

#### **SEPERATE W.C.:**

Double glazed window to side, low level w.c.

#### **REAR GARDEN:**

A westerly aspect terrace rear garden with patio area and grass, concrete steps leading down onto a large paved patio.

#### **GARAGE & CARPORT:**

Carport to side behind double doors, built in cupboard to side of house housing Potterton floor standing boiler. Access to garage with up and over door. There is parking in front of the carport for one car and potential to create further parking on the frontage.

#### **TENURE:**

Freehold

#### **LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band D -£2294.16 2025/2026

#### **SERVICES:**

Mains gas, mains Electric, Mains Water & Drainage

#### **LOCAL LAND CHARGES:**

Local Land charges search ref:2770175 - No Charges

#### **BROADBAND/MOBILE NETWORKS:**

**BROADBAND:** We understand Trooli and Openreach provide Standard, Superfast,& Ultrafast services. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering your area: EE, Three

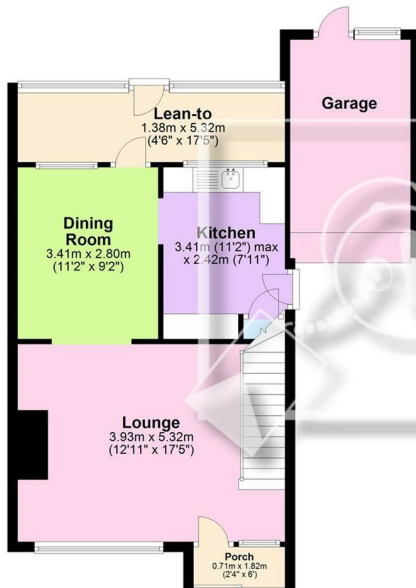
**MOBILE:** We understand EE, Three & Vodafone provide Limited indoor service within the area and that 5G is predicted to be available around the area from the following provider: EE, Three, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

This Information has been provided by Ofcom on 8th November 2024.





Ground Floor



First Floor



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            | <b>84</b>                                                                             |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |
| (55-68) <b>D</b>                            | <b>55</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<br>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.