



25, Brook Road,
Northfleet, DA11 8RQ

£340,000



- SOLD BY SEALEYS WALKER JARVIS
- Modern & Move In Ready
- Rear Vehicle Access
- Potential Off Street Parking to Rear



25 Brook Road, Northfleet, Kent, DA11 8RQ



DESCRIPTION:

Offered for sale with immediate vacant possession, this three bedroom terrace house is ready to move into. Well presented throughout and boasting excellent size family accommodation, along with curb appeal. On entering the property you are welcomed by a spacious hallway, a generous size lounge with a bay window, a separate dining room opening into a modern fitted kitchen built in oven & hob. Upstairs you will find two generous sized double bedrooms each with feature fire places, a single bedroom and the bathroom. Outside is a large rear garden with potential to build a garage subject to usual planning permission or off street parking. The property is heated by Gas Central Heating and benefits from double glazing throughout.

LOCATION:

Situated on a quiet road just off of Perry Street, with all the shops and facilities on offer practically on the door step, this is an ideal place to live. It is within the catchment area of a choice of primary, secondary and grammar schools. Gravesend town centre and mainline station are within approximately 1.8 miles away where you can catch the high speed or domestic train to London, whilst Ebbsfleet International Station is within 1.4 miles, making it an ideal location for commuters. The A2, M2, M20 and M25 are within easy access and it is on a bus route to Gravesend, Bluewater & Dartford. Cygnet leisure centre is within a few minutes walk and the Cyclo Park is close by.



FRONTAGE:

Set behind a retaining wall and gate, with path leading to front door, shrubs and bushes.

HALL:

A spacious entryway with laminate flooring and radiator. Understairs cupboard housing meters and perfect for storage. Carpeted stairs leading to the first floor.

LOUNGE:

An ideal family room with double glazed bay window to front of property. Carpet, radiator, and a beautiful feature fireplace.

DINING ROOM:

The perfect space to entertain guests. Wood effect laminate flooring, Double glazed French doors to the rear overlooking the garden. Feature fireplace. Radiator. Open to:

KITCHEN:

Modern dove grey gloss wall and base units. Wood effect square top counter with tiled splashbacks. Stainless steel sink and drainer. Tiled flooring. Integral gas cooker and hob with extractor fan and matching brush stainless steel splashback. Cupboard housing boiler. Double glazed window facing the rear garden.

BEDROOM 1:

A double room with two double glazed windows to the front of the property. Feature fireplace. Carpeted floors. Radiator.

BEDROOM 2:

A double room with double glazed window to rear. Radiator. Feature fireplace. Carpeted floors.

BEDROOM 3:

A spacious single room with double glazed window to front of property. Carpeted floors. Radiator.

BATHROOM:

Double glazed window to rear. Tiled floors. Heated towel rail and modern white suite comprising low level w.c., pedestal wash basin and p-shaped bath with mixer taps and shower attachment. Access to loft.

REAR GARDEN:

As you step into the garden, there is a paved patio area with and outbuilding housing storage to one side and outside w.c.. Rear and side fence with brick wall to one side. The rest of the space is laid to lawn with a flagstone path leading to a rear of the garden. Gate on the rear fence leading to alleyway with vehicle access.

PARKING:

The property does benefit from rear vehicle access, therefore subject to planning permission there is potential to build a garage or off street parking in the rear boundary. There is also unrestricted parking in the road, which is a one way street.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council tax band C: £2056.05 (2025/26)

SERVICES:

Mains Gas, Mains Electric, Mains Water, Mains Drainage.





BROADBAND / MOBILE SERVICES:

BROADBAND: We understand the following networks provide Standard, Superfast & Ultrafast services: Virgin Media, Netomnia & Openreach. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE, Three.

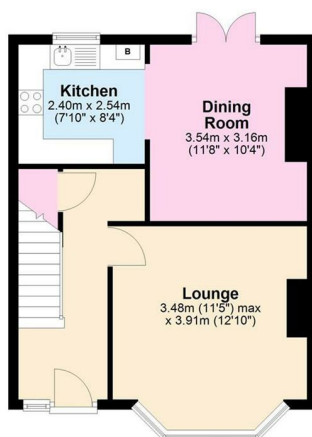
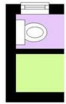
MOBILE: We understand that Three, O2 and Vodafone provide indoor voice & data. 5G is predicted to be available around your location from the following providers: EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors voce & data.

This information has been provided by Ofcom on 30/4/25

LOCAL LAND SEARCH

Local Land Search Ref - 3157327 1 local land charge - Smoke order 10/00226/SMOKE

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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.