

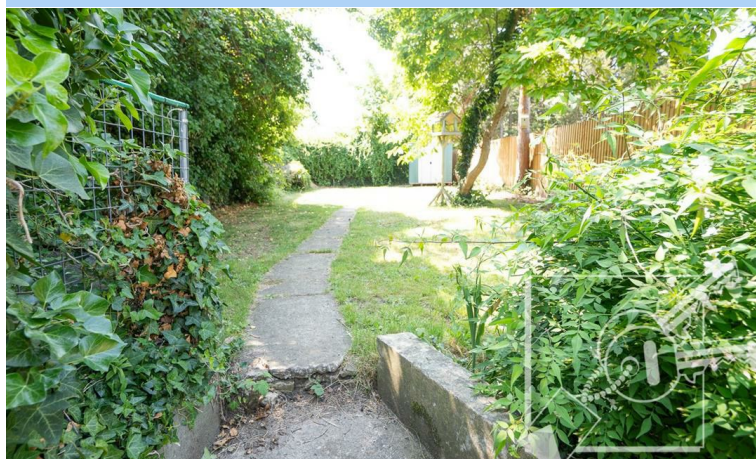


31, St. James's Road,  
Gravesend, DA11 0HF

£575,000



- Three/Four Bedroom Detached House
- Ground floor Shower room
- Large Rear Garden
- Three Reception Rooms
- First Floor Bathroom
- Off Street Parking For Two Cars





## 31 St. James's Road, Gravesend, Kent, DA11 0HF



### DESCRIPTION:

Nestled on the charming St. James's Road in Gravesend, this delightful detached house offers a perfect blend of comfort and space, ideal for family living. Built between 1930 and 1939, the property exudes character and warmth, making it a wonderful place to call home.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining or breakfast room. The heart of the home is complemented by a well proportioned fitted kitchen. There is a shower room on the ground floor which is adjacent to the fourth bedroom/study. Upstairs are the three bedrooms each with fitted wardrobes, ensuring that everyone has their own private sanctuary and the family bathroom.

Outside, you will find parking space for two vehicles, which is a valuable asset in this sought-after area and there is an exceptionally large Southerly aspect rear garden, which a great for young kids and family gatherings.

This charming home is a rare find, offering a wonderful opportunity for those seeking a spacious and characterful residence in a vibrant community. Don't miss the chance to make this delightful property your own.



#### **LOCATION:**

With its prime location in Gravesend, you will enjoy easy access to local amenities, schools, and transport links, making daily life both convenient and enjoyable. St James Road is situated within approximately 5 minutes of Gravesend town centre & mainline railway station, making it ideal for commuters and those that work in the town. You can take the high speed train to St Pancras London or the domestic train to Charing Cross or the Kent Coast. Ebbsfleet International Railway Station is also within close proximity. It is in the catchment area for local primary, secondary and grammar schools. The A2 with links to M2 M20 & M25 are easily accessed and there are bus stops close by. If you fancy some retail therapy then the renowned Bluewater shopping complex is a bus or car ride away, which also offers a choice of cafe bars, restaurants and various entertainments.

#### **FRONTAGE:**

A block paved frontage, allowing off street parking for approximately two cars. Please note there is a single dropped kerb to the paved parking area.

#### **HALL:**

Composite front door with double glazed windows, vinyl flooring, under stair cupboard with gas and electric meters and double glazed window to side. Access to reception rooms and dining/breakfast room.

#### **RECEPTION 1:**

A bright and spacious room with large double glazed bay window to front, laminate floor, two radiators, feature display shelving each side of chimney breast.

#### **RECEPTION 2:**

An extended versatile room family room with carpet, two radiators and double glazed French windows leading out to rear garden.

#### **RECEPTION 3: (DINING/BREAKFAST ROOM)**

Another versatile spacious room with double glazed window to side, radiator, laminate floor, built in cupboard housing Baxi boiler for hot water and central heating, plus additional storage space, wide opening into:

#### **KITCHEN:**

A well proportioned room with double glazed windows each side making it light and airy. Laminate flooring, Fitted with an extended range of matching shaker style wall and base cupboards, complimentary work tops, one and a half bowl stainless steel sink and drainer, range style gas cooker, plumbed for washing machine and dish washer, radiator.

#### **LOBBY:**

Laminate flooring, double glazed door to side leading out to rear garden. Access to shower room and bedroom 4/study

#### **BEDROOM 4/STUDY**

Designed as an additional bedroom this room would also make a perfect guest room, study or work from home office. Double glazed windows to rear and side. Carpet, radiator.

#### **SHOWER ROOM:**

Double glazed window to side, laminate floor, radiator. Fitted with a modern white suite comprising corner shower cubicle with Mira shower unit, pedestal wash basin, low level w.c..

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

Double glazed window to side, carpet, access to loft.

#### **BEDROOM 1:**

A spacious double room with double glazed bay window to front, two radiators, carpet, fitted wardrobes with plenty of hanging and shelving space, matching drawer unit and shelved cupboard.

#### **BEDROOM 2:**

A double room with double glazed window to rear, carpet, radiator, fitted wardrobe with ample hanging and shelving space.

#### **BEDROOM 3:**

A single room with double glazed window to front, carpet, radiator, fitted wardrobe with hanging and shelving space.







#### FAMILY BATHROOM:

Two double glazed windows to rear, heated towel rail, tiled floor, local tiling to walls. Fitted with a white suite comprising panelled bath with mixer taps and shower over with double shower heads, low level w.c.

#### GARDEN:

Extensive Southerly aspect rear garden offering that all important outside space. Mostly laid to grass, mature shrubs and bushes, patio area.

#### TENURE:

Freehold

#### LOCAL AUTHORITY:

Gravesham Borough Council  
Council Tax Band E - £2803.97

#### SERVICES:

Mains Gas, Mains Electricity, Mains Water, Mains Drainage

#### BROADBAND

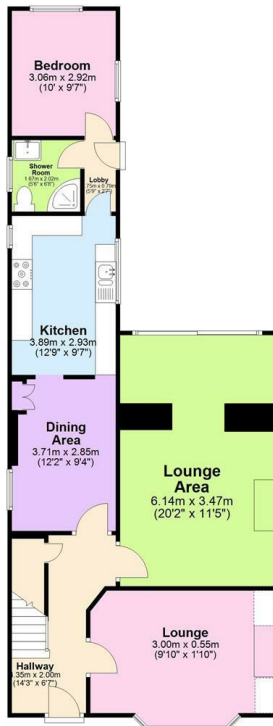
Standard, Superfast and Ultrafast broadband are available at this property.

EE, Three and Vodaphone all report calls and data inside, although O2 report limited data indoors.

Outdoors all four providers report calls and data to be Likely.

Information from Ofcom 12.05.2025

Ground Floor



First Floor



#### Energy Efficiency Rating

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

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