

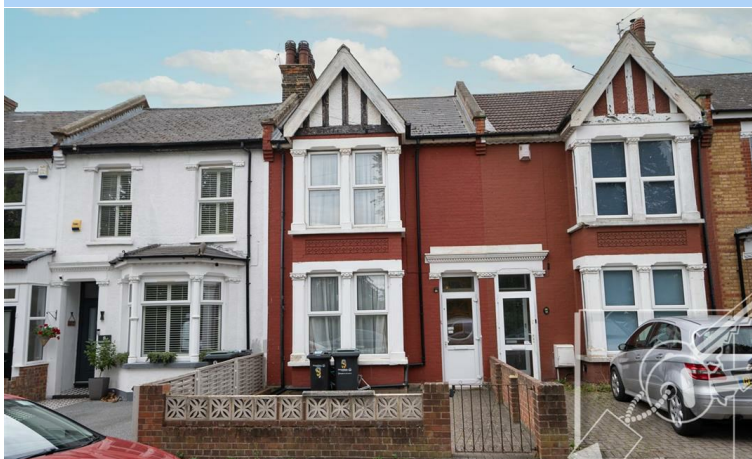


9, Dashwood Road,
Gravesend, DA11 7LZ

£380,000



- SOLD BY SEALEYS WALKER JARVIS
- Potential For Improvement
- No Chain, Scope For Off Street Parking To Front
- Two Reception Rooms, Popular Location



9 Dashwood Road, Gravesend, , DA11 7LZ



DESCRIPTION:

£380,000-£390,000. This substantial period house is offered for sale with immediate vacant possession and offers huge potential to create your dream home. Retaining some of its original features including corbels, ceiling roses, picture rails and internal doors. This home offers extremely spacious accommodation throughout including entrance hall, lounge/diner, breakfast room to the ground floor, whilst upstairs you will find three double bedrooms and the bathroom. The windows are double glazed and the house is heated by Gas Central heating. Outside there is an enclosed rear garden and a generous frontage with potential for off street parking subject to planning permission.

LOCATION:

Dashwood Road is a prime location particularly for families facing Dashwood open space and with Woodlands Park just a few steps down the road. It is within easy access of primary, secondary and grammar schools, whilst Gravesend town centre with its mainline railway station is within walking distance, making it an ideal location for commuters. Ebbsfleet railway station is also within easy access offering a high speed service to St Pancras London in just seventeen minutes. Other transport links include bus and commuter coach services, whilst there is easy access to the A2 with links to the M25, M20 and M2 for those that drive.



FRONTAGE:

There is a good size frontage with retaining wall and gate. Subject to planning permission there is ample space to create off street parking for up to two cars.

HALL:

Carved wood front door, radiator, carpet. Original corbels.

LOUNGE/DINER:

A spacious through room with two doors from the hall way. Originally, two rooms opened into one, with double glazed bay window to front, double glazed door to garden. Original coving, picture rail and two ceiling roses. Carpet, radiator, gas fire point in the dining area.

BREAKFAST ROOM/RECEPTION 2:

Double glazed window to side and double glazed patio doors leading into kitchen. Carpet, radiator, under stair storage cupboard with gas and electric meters.

KITCHEN:

Double glazed window to rear, vinyl floor. Fitted with beech effect wall and base cupboards, complimentary work surfaces, stainless steel sink and drainer, built in oven and hob. Baxi combi boiler for hot water and central heating. Double glazed door to garden.

STAIRS/LANDING:

Carpet, original built in wardrobe.

BEDROOM 1:

A spacious double room with double glazed bay window to front, carpet, radiator, built in alcove wardrobe.

BEDROOM 2:

A double aspect spacious double room with double glazed windows to rear and side, carpet, radiator, access to loft. (We understand this was originally two rooms made into one and could therefore easily be converted back to two rooms.)

BEDROOM 3:

Another double room with double glazed window to rear, alcove cupboard, carpet radiator.

SHOWER ROOM:

Situated on the landing with double glazed window to side, mobility shower designed for easy access, wash basin, low level w.c., radiator.

GARDEN:

Enclosed paved rear garden with gravel, fencing with pedestrian gate to rear.

PARKING:

Subject to planning permission, there is potential to create off street parking for two cars on the frontage. A residents parking scheme is operation in the road, where you can purchase a permit from Gravesham Borough Council. Please note non permit holders are not permitted to park in the road between 1pm & 2pm.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council.

Council Tax band D - £2,294.16 for 2025-2026





SERVICES:

Mains gas, mains, electricity, mains drainage, mains water.

LAND SEARCH

There is 1 local land charge for your search area.

Your free search reference is: 3589834 SMOKE CONTROL ORDER 10/00226/SMOKE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.