



4, Marconi Road,  
Gravesend, DA11 8LJ

Price Guide £400,000 -  
£425,000



- SOLD BY SEALEYS WALKER JARVIS
- Open Plan Kitchen, Family and Dining Room
- Close to convenience stores and local Schools
- Garage and Off Road Parking
- Fitted appliances in Kitchen
- Popular Painters Ash Area





4 Marconi Road, Gravesend, , DA11 8LJ



### DESCRIPTION

A generous family home with three bedrooms and two reception rooms, with lots of space to enjoy. Neutrally decorated and finished to a quality finish, this house should appeal to a wide range of homeowners.

There is plentiful off-road parking and a garage for storage or parking, well appointed and kept garden for entertaining or for the kids to play in. The thoughtfully laid out bedrooms have large windows providing loads of light and storage is plentiful. The kitchen is open into a family seating area and dining room offering a great family space and the separate 'formal' lounge has a feature fireplace and gas fire,

### LOCATION DESCRIPTION

This family home sits in the popular area of Painters Ash, with it's various convenience stores, chemist, hairdressers, post office and primary schools. There is two secondary schools NTC for boys and NSFG for girls - further into Gravesend we also have boys and girls grammar schools. There is very easy access from the property to A2, both coastbound and London-bound.

### FRONTAGE

An attractive block paved driveway with parking for 2/3 cars leads to the porch door, with low wall surrounding plot and established flower borders.





### PORCH

A wide UPVC porch to the front of the property offers space for kicking off shoes and coats before entering the bright hallway.

### ENTRANCE HALL

A large space with stairs leading to the upstairs, understairs cupboard for storage with the meters located under the stairs. Doors to the downstairs rooms:

### LOUNGE

Located at the front of the property, this room was extended some years ago to add a large bay window and recess. A feature fireplace gives a lovely focal point in the middle of the room, with marble effect surround and hearth and beech mantle. A feature gas fire adds warmth in the colder months.

### OPEN KITCHEN/FAMILY/DINING AREA

We expect this room to be the hub of the house: As you enter this space, the kitchen is situated on the left hand side with beech effect base and wall units forming a nicely proportioned U shape. The stainless steel sink and drainer is under the picture window looking out to the garden. Fitted with a matching island into the family area, there is a fitted fridge, freezer, slimline dishwasher and washing machine. There is a Neff integrated oven and gas hob. Door to rear garden.

The family area beyond the island and there is space in the extended room for a family dining table and chairs. A set of double doors open into the garden for those hot afternoons.

### FIRST FLOOR

### LANDING

At the top of the carpeted stairs a landing with doors leading to all rooms. Access to loft via hatch and ladder - the loft is partially boarded, fully insulated and has light.

### BEDROOM 1

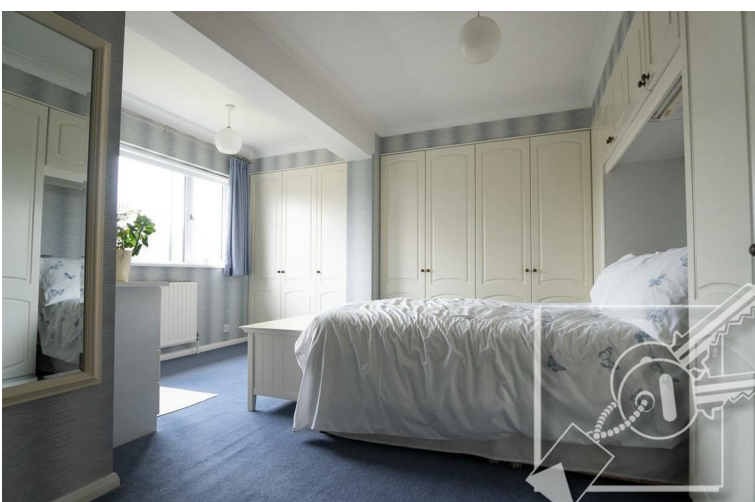
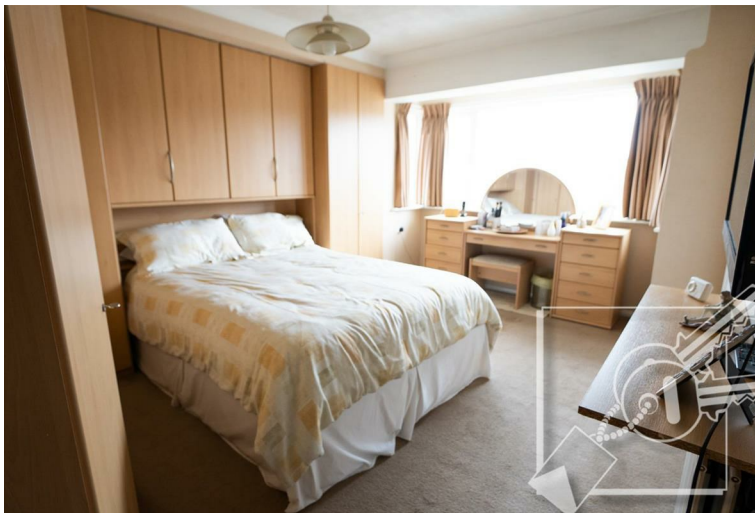
This bedroom at the front of the house also benefits from the addition of the bay extension to mirror that of the lounge below. There is vast storage built in to the room offering plenty of hanging and storage space. Bay window to front of property. Built in cupboard with baxi boiler and Hot water cylinder.

### BEDROOM 2

A second double room at the back of the property also with plentiful built in storage and the bay addition means a generous room. Built in wardrobes and storage.

### BEDROOM 3

The smaller of the bedrooms, this room benefits from built in storage and the owners built a raised bed over the stairs to provide further floorspace. Window to front







## FAMILY BATHROOM

A cream suite with separate shower cubicle. Bath, low level w.c. and pedestal handbasin. Window to rear.

## GARDEN

A mainly laid to lawn garden with paved walkways, border and pond, with access to the garage and gate to the rear. Side access to front of property via gate.

## GARAGE

A long single garage for storage or parking, with space to the front for potential additional parking. Garage is accessed by a road maintained by GBC from Marconi Road.

## LOCAL AUTHORITY

Gravesham Borough Council Band D - £2294.16 2025/2026

## UTILITIES

Mains gas and electricity, mains water and drainage.

EDF supplies the mains gas for heating and water, OVO supplies the electricity here.

Southern Water supplies the mains water and drainage and there is a meter on the footpath to the front of the property.

## MOBILE AND BROADBAND COVERAGE

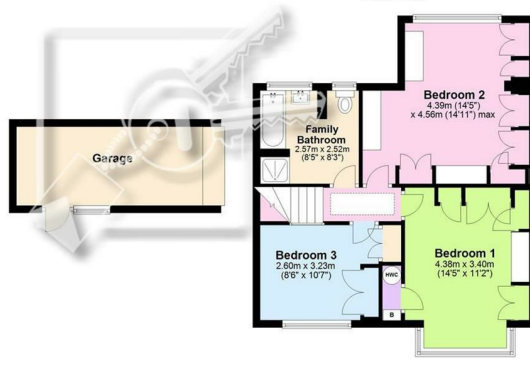
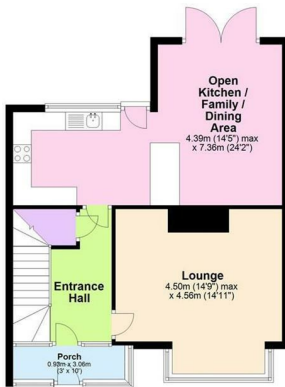
Standard, Superfast and Ultrafast broadband available here - Networks in this area - Openreach, Virgin Media, Netomnia - You may be able to obtain broadband service from these Fixed Wireless Access providers: EE, Three EE, O2 and Vodafone report limited voice and data indoors with Three reporting likely cover here. All the above report likely cover on voice and data outside here.

Information supplied by OFCOM 24.03.2025



Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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