

LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Offers In The Region Of

£335,000

Located in

Kent



www.livermores.co.uk



40 Waterton Avenue

Kent DA12 2PZ



Welcome to this charming end terrace family home located on Waterton Avenue in Gravesend, Kent. This property boasts two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With two double bedrooms, there is plenty of space for a growing family or for guests to stay over comfortably.

The house features a well-maintained bathroom, ensuring convenience for all residents. The impressive total square footage of 1044 feet provides ample room for all your needs, whether it be creating a sizable living space or setting up a home office.

Situated just 0.9 miles from Gravesend town centre, you'll have easy access to a high-speed rail service into London St. Pancras, perfect for commuters or those looking to explore the city. Additionally, being close to local shops and schools, as well as having quick links to the A2, M2, and M25, this property offers both convenience and connectivity.

One of the highlights of this home is the good-sized garden, providing a lovely outdoor space for relaxing, gardening, or hosting summer barbecues. Imagine enjoying a cup of tea in the morning or unwinding after a long day in this peaceful setting.

Don't miss out on the opportunity to own this wonderful family home in a prime location with great amenities and transport links. Book a viewing today and envision the life you could create in this delightful property on Waterton Avenue.



40 Waterton Avenue

£335,000 Freehold



- OFFERS IN THE REGION OF £335,000
- GOOD LINKS TO LONDON
- SIZABLE REAR GARDEN
- WELL-PRESENTED THROUGH OUT
- SIMILAR PROPERTIES REQUIRED

- TWO DOUBLE BEDROOM END OF TERRACE FAMILY HOME
- HIGH SPEED RAIL SERVICE INTO LONDON ST. PANCRAS
- 1044 TOTAL SQUARE FOOTAGE
- SIZABLE BEDROOMS
- COUNCIL TAX BAND 'B', EPC RATING 'D'





Council Tax Band B

Local Authority GRAVESHAM

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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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