



Offers In The Region Of £450,000

4 Bedroom Semi-Detached House for sale
36 SINGLEWELL ROAD, GRAVESEND



EweMove
SALES AND LETTINGS



Overview

A beautiful 4 Bedroom 2 Bathroom Semi Detached in Singlewell Road, just walking distance away from Gravesend Train Station. Walking into the property you are greeted by it's natural charm whilst enticing you to continue exploring this well-established family home. The original features like the wall lamps, chandeliers and intricate details are just a glimpse into its overall class and superb presentation.



Key Features

- Chain Free
- 4 Bedrooms
- 2 Bathrooms
- Permission For Dormer Conversion
- Front of Property Newly Renovated
- Easy to Maintain Garden
- Walking Distance to Amenities
- Walking Distance to Train Station



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On the left you will walk into the spacious reception room that naturally leads you to the open kitchen diner with a compatible layout allowing you to maximise your use of your kitchen family get togethers and hosting friends.

From the kitchen your eye can't help but steer towards the sunroom that is another world of its own, again spacious with a neatly tucked away utility room on the right and further on you are met by the simple yet elegant easy to maintain garden.

Walking back towards the kitchen, you take another left further in, from there you have the pantry within the hallway that then leads you onto the ground floor guest bathroom.

From the front of the property, you take the stairs to the 1st floor, where you are then spoilt for choice from all the beautifully presented bedrooms and the family bathroom.

The master bedroom with its bay window allowing natural light to flourish in your bedroom, the children's bedroom which is enough to enjoy as a playroom and for some downtime.

The 3rd bedroom, being smaller out of the 4 is a single that is currently being used as a home office.

The bathroom is just exquisite with its white tiles and original bathtub and standing corner shower with even more natural lighting seeping in from the rear of the property.

Lastly the 4th bedroom that can be found in the loft conversion is located on the 2nd floor with its brilliantly planned spacious storage compartments and its Dorma conversion permission that comes with the property should you decide



to convert in the future.

Guest Bathroom

5' 6" x 5' 7" (1.68m x 1.70m)

Bedroom 1

14' 3" x 13' 3" (4.34m x 4.04m)

Reception

14' 3" x 13' 3" (4.34m x 4.04m)

Bedroom 2

11' 9" x 10' 7" (3.58m x 3.23m)

Bedroom 3

7' 9" x 6' 11" (2.36m x 2.11m)

Bedroom 4

17' 4" x 13' 10" (5.28m x 4.22m)

Hallway

Kitchen

11' 9" x 19' 5" (3.58m x 5.92m)

Pantry

11' 3" x 5' 10" (3.43m x 1.78m)

Family Bathroom

6' 9" x 8' 10" (2.06m x 2.69m)

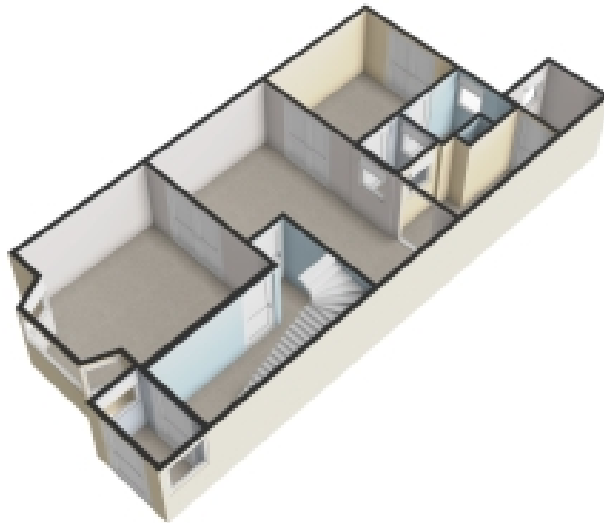
Sun Room

11' 3" x 9' 7" (3.43m x 2.92m)

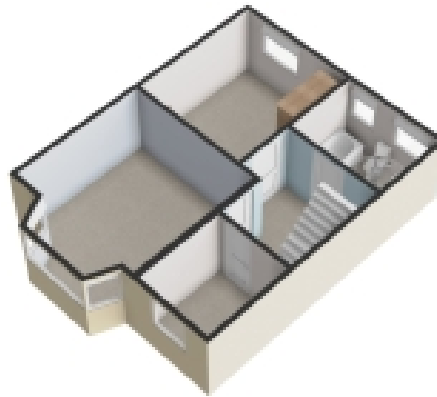
Rear Garden

Floorplans

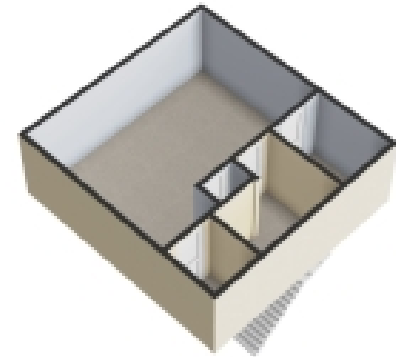
GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

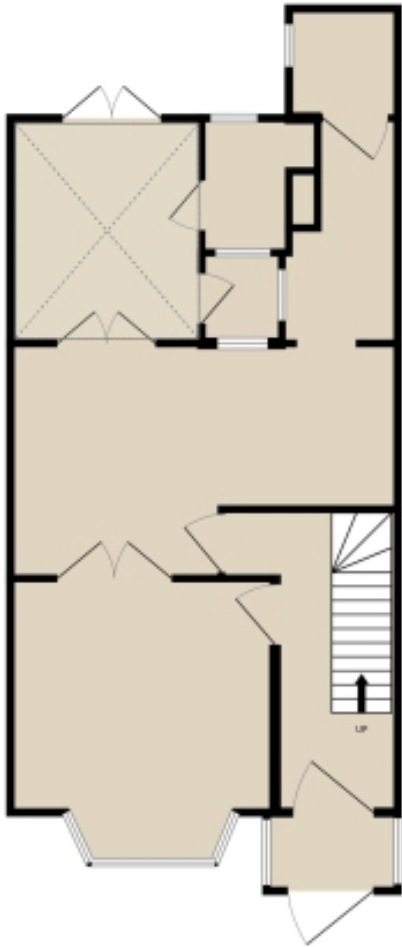


4 BEDROOM 2 BATH
TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m.) approx.

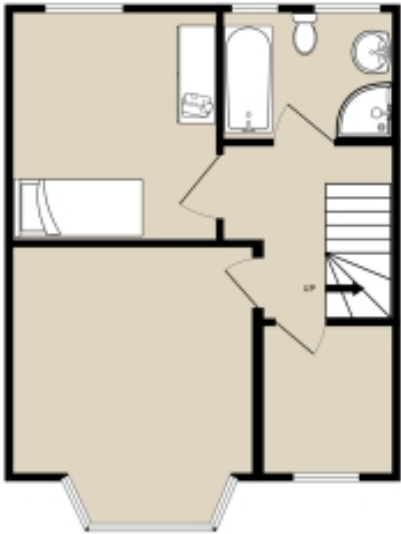
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans

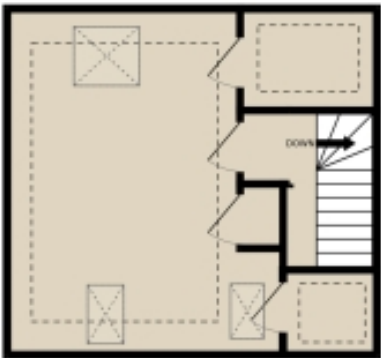
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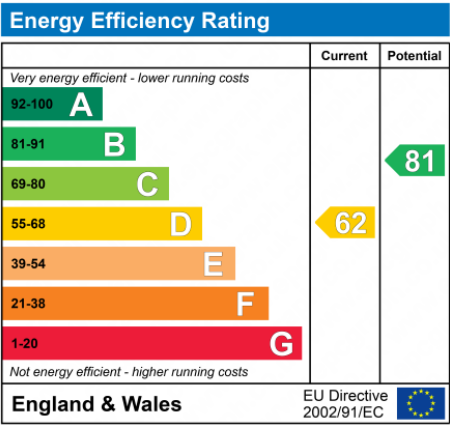
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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