

Waterman House, 1 Lord Street. Gravesend
Kent, DA12 1AW

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Waterman House Estates



Richmond Drive, Gravesend, DA12 4DJ

Offers over £265,000

This SEMI DETACHED property offers a GREAT SIZE LOUNGE and KITCHEN downstairs. There is also a DOWNSTAIRS WC. The upstairs benefits from a MASTER BEDROOM and a SECOND DOUBLE BEDROOM with a FAMILY BATHROOM. To the rear there is a SPACIOUS GARDEN with a PATIO AREA. The property also includes a LARGE DRIVEWAY to the front for 2/3 CARS and side access. There is also PLANNING PERMISSION GRANTED to extend to a double storey extension at the side and single storey extension to the rear which would make a large 4 bedroom house.

Located just a 7 minute car journey away from Gravesend Town Centre and Train Station meaning you are close to all local amenities as well as high speed rail links taking you to London in just 20 minutes. Ebbsfleet International is less than 15 minutes away by car and also offers high speed rail links into London. Bluewater is also nearby with access to hundreds of shops and restaurants. Close to A2/M2 and M25.

Call us now on 01474 330840 to book a viewing!

In line with Government guidelines we have a COVID-19 SECURE safety policy in place for all socially distanced viewings and face to face appointments.
Available on request

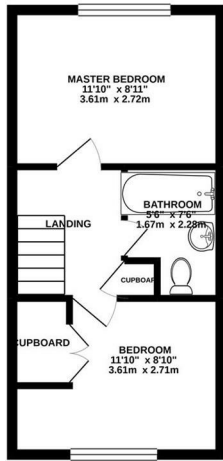
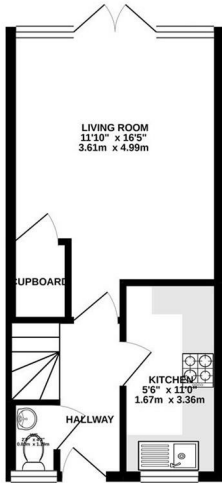


20 Richmond Drive, Gravesend, Kent, DA12 4DJ



GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 599 sq.ft. (55.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other features are approximate and not guaranteed to be taken to any degree of precision or to be exact. They should be regarded as guides only and should not be used for any legal or prospective purchase. The floor plan is provided for information only and does not constitute an offer or any other representation or warranty. The floor plan is provided for information only and should not be used for any legal or prospective purchase. The floor plan is provided for information only and should not be used for any legal or prospective purchase. The floor plan is provided for information only and should not be used for any legal or prospective purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		70	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

