



**Cross Lane East, Gravesend, Kent, DA12**

**Asking Price: £290,000**

*Freehold*



# Cross Lane East, Gravesend, Kent, DA12

This three bedroom home is ideally positioned, within the heart of Gravesend.

Comprising three bedrooms, the home offers some original features with high ceilings throughout.

There is a porch at the front which is ideal for you to store shoes and jackets. There is a separate lounge and dining room, giving the home a more traditional feel. For investors, these rooms offer versatility and could be used as bedrooms.

The kitchen-diner is a great space, offering room for dining table & chairs, plus ample kitchen storage space. There is a utility area as well as a downstairs toilet, for added convenience.

Upstairs, there are two double bedrooms, a single bedroom and a family sized bathroom.

Externally, there is a small, courtyard style front garden, and a spacious rear garden where there is enough for children or pets to roam, or to host and entertain.

The property is conveniently located, within walking distance of a variety of shops including the local newsagents approaching Echo Square, for your daily convenience.

Gravesend town is 15 minute walk away as well as Gravesend high speed train station that can get you into London within 30 minutes.

There are a number of schools all within walking distance including Saint George's Church of England School that is for both primary and secondary school pupils. There is also Gravesend Grammar School nearby as well as Mayfield Grammar School.

The A2 motorway is only a 10 minute drive away that has quick access to the M25 motorway.

Bluewater shopping centre is only a 15 minute drive away where you have a choice of shops to visit as well as lots of choices of restaurants.

Tenure: Freehold  
Council Tax Band: C



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Dan Thomas & Co

Dan Thomas & Co  
8A Station Road  
Longfield  
Kent  
DA3 7QD

T: 01474 636300

E: [info@danthomasandco.co.uk](mailto:info@danthomasandco.co.uk)

[www.danthomasandco.co.uk](http://www.danthomasandco.co.uk)

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Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

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