



**13 Parrock Avenue, Gravesend, DA12 1QG**

**Asking price £695,000**

Do not miss out on this one!

This is an amazing family home, situated in incredibly popular, Parrock Avenue. Family homes like this don't come up for sale very often. Don't miss out on this fantastic opportunity!

This is an extended, 5 bedroom, semi-detached house, with plenty of off road parking and an incredible rear garden. The house features 2 reception rooms, as well as a kitchen with dining area. The hallway is lovely and bright, providing access to all rooms, including the utility room and downstairs toilet.

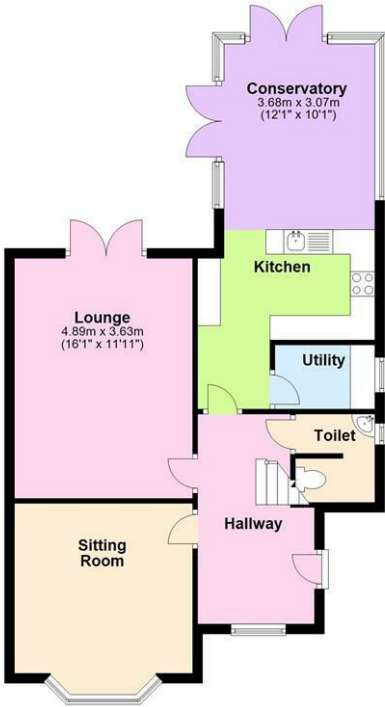
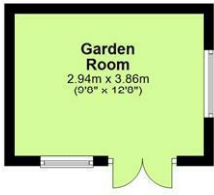
The first floor comprises 4 bedrooms and spacious 4-piece bathroom. The loft has been converted, creating a large 5th bedroom with lovely views out over the garden. The whole property has been well looked after and presents immaculately.

The rear garden is amazing, with a modern patio area leading to the large lawn and office at the end of the garden. The plot is surrounded by mature trees and plenty of wildlife.

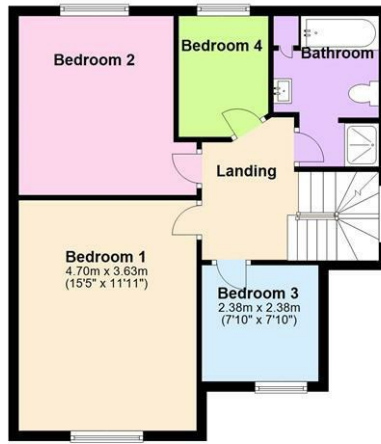
This is a real gem. A house that ticks all the boxes. We advise viewing ASAP to avoid disappointment. Please get in touch if you have any questions or would like to arrange a viewing.

# Floor Plan

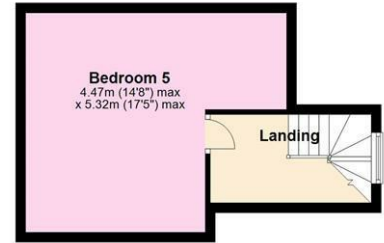
Ground Floor



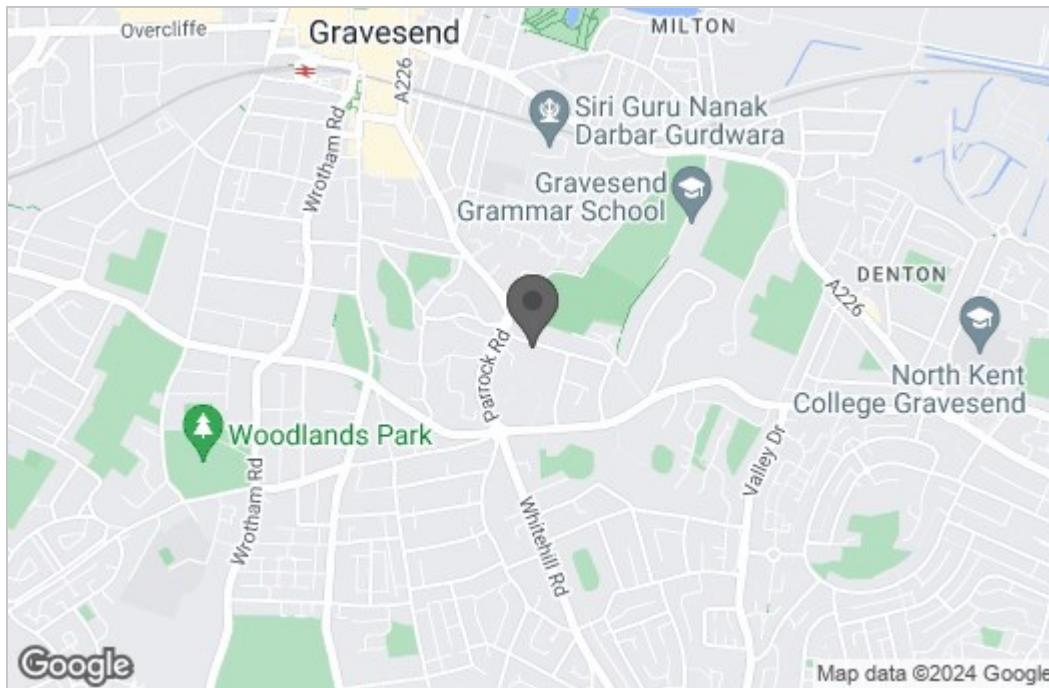
First Floor



Second Floor



# Area Map



# Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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