



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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



79 Old Road East Gravesend

£700,000
Freehold

This HUGE Period home has BAGS OF POTENTIAL! You already have 4 DOUBLE bedrooms with a cot room/office and a loft room that is just crying out to be a master suite. The Corner Plot gives you scope to extend to the side and to the rear without losing your garden, plus there's a double garage and parking which we believe, STUPP, would make a great annexe or perhaps even a new build bungalow project for the new owners? Viewing is a must!



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

Strood
Knights Templar Way
Strood
Kent
ME2 2ZD

01634 799201
Lindsey@templewharfpropertyc
templewharfpropertyconsultants

TEMPLE WHARF
PROPERTY CONSULTANTS

- Large Corner Plot • Impressive Detached Period Property • Four DOUBLE Bedrooms • THREE Huge Reception Rooms • Office/Cot Room • Loft Room with Potential to Extend

This amazing detached house will get you a huge chunk of property for a very reasonable price where the possibilities are endless! We think this fabulous home needs to stay a family home, but it's undeniably perfect for HMO rooms as well as utilising one of the three large reception rooms as business space for consultancy, tutoring or beauty therapy and hairdressing. There's certainly the possibility of creating an extra bedroom with the massive loft space here which could be a stunning Master Suite.

Outside, this large corner plot offers the possibility to create parking to the front with an in and out driveway, extend to the side, erect a garage to the side, change the double garage into an annexe or perhaps build a bungalow in place of the garage and split the garden - all subject to planning permission being obtained of course.

From the moment you step into this house you're able to appreciate it's high ceilings and great sized rooms as even the Entrance Hall is wide and inviting. There are three good sized reception rooms, all wonderfully light and bright, plus a garden room. The huge kitchen is full with stunning original 1950's wall and base units that are all perfectly functioning and in a great condition. This could be a real show piece for a budding designer!

To the first floor there are 4 double bedrooms plus a cot room or office with a covered door that goes back into bedroom one making this a great space for a walk-in wardrobe or en-suite.

Under the house is a crawl space that opens up to storage towards the back of the property where the modern boiler is housed.

The rear garden is a fantastic size, mainly laid to lawn and well stocked with plants and foliage with a patio overlooking the garden and a shed. There's a personal door into the double garage which is mostly screened from the garden making it very private. The double garage has one parking space to the front with gates to enclose.

The front garden is equally impressive and again a wonderful size.

Sold with no forward chain.

