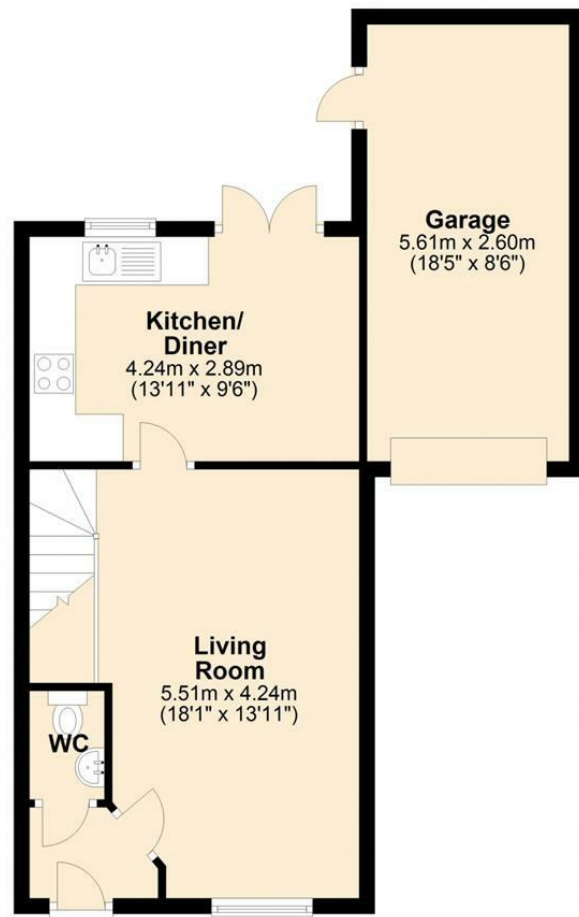


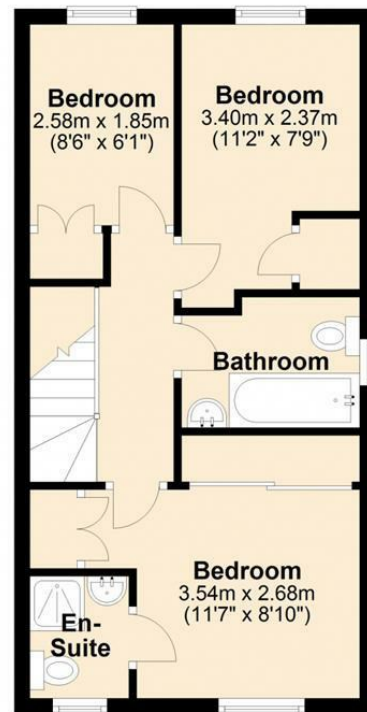
Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 87.9 sq. metres (946.2 sq. feet)
For illustration purposes only - not to scale



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	



18 Rosebank Gardens
Gravesend

£375,000
Freehold

Great sized family home in a quiet development close to local amenities - 3 bedrooms with en-suite to master, built-in wardrobes in all rooms, downstairs WC, garage and parking for two cars, private rear garden - Potential to extend STUPP.

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

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TEMPLE WHARF
PROPERTY CONSULTANTS



- Three Bedrooms • En-suite to Master • Downstairs WC • Built-in Wardrobes to all Bedrooms • Well Presented • Garage and Parking • Private Rear Garden

This wonderful home offers everything that a family could need. The good size Entrance Hall is a great home for muddy shoes and a place to leave a sleeping baby in the pram. The downstairs WC is beautifully presented so will impress your visitors, as will the great space provided in the lounge with its practical and attractive engineered wood flooring. The kitchen has plenty of room for a dining table and looks out over the flat rear garden via French doors without being overlooked by anyone at the end of the garden.

Upstairs there are three good sized bedrooms with both bedroom two and the bathroom having been recently repainted. All bedrooms have built-in wardrobes and the master has an en-suite.

The large loft is part boarded with light and a built-in ladder and with its high apex to the roof it would allow for plenty of room for a loft conversion and if you need more space downstairs, why not push the back of the house out in line with the garage (STUP) or if you don't need to garage perhaps convert this into your show piece kitchen/utility and extend your lounge (STUPP).

Location wise, Rosebank Gardens is a quiet corner of the development but close to all the local amenities with Perry Street has to offer, including Tesco or Co-op, various take aways, two pubs, a bus route into Gravesend town centre or up to Bluewater, a coach taking you into London and quick access to the A2/M25. Cecil Road primary school, Mayfield Grammar School, Northfleet Technology College secondary and Northfleet School for Girls are all within walking distance. Cygnets leisure centre is just a short walk and offers a well-equipped gym, swimming pool and various classes and clubs.

