



## 20 OLD ROAD WEST

GRAVESEND, DA11 0LJ

**£550,000**  
**FREEHOLD**

Recently Renovated to combine all the mod cons with a fabulous period home. New boiler and heating system, electric car charging point, new kitchen with built-in appliances all sit along side high ceilings, new shutters, polished original wooden flooring and a new bathroom with roll topped bath - you'd literally be mad to miss out!

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# 20 OLD ROAD WEST

- Recently Refurbished Throughout • Four DOUBLE Bedrooms • Fabulous Kitchen/Diner • Conservatory & Cellar • Two Reception Rooms • Downstairs Shower Room • Stunning Upstairs Bathroom • Large Private Rear Garden • Parking for 2 Cars Plus Charger • Walking Distance to Station



The current owners here have worked very hard to create the perfect mix of old and new and we certainly love this stunning homes' curb appeal! But it's not just all about aesthetics, you also have a New Boiler, New Radiators, a Hive Central Heating System and now Parking! Parking for up to two cars has been created along with the installation of an electric car charging point with lights in the brickwork lighting the path to the front door where a traditional porch light takes over. The traditional leaded light and coloured glass front door opens into a light and bright Entrance Hall.

The large lounge has a modern media wall installed complete with air heater focal point "fireplace" coupled with the gorgeous shutters. Reception two is currently used as an office but the two large reception rooms have interchangeable uses, lounge and sitting room, lounge and formal dining room or perhaps an office or a bedroom even?

The brand new Wren kitchen offers plenty of storage as well as preparation space with built-in dishwasher, eye level double over, 5 burner gas hob, fridge/freezer and even the bins are hidden away. The island has storage on both sides with a built-in wine cooler as well as plenty of room for stools to sit. Open to the Conservatory making it a room you can have the whole family in whether you're looking inside or outside barbequing.

The Entrance Hall hides some wonderful surprises with a laundry cupboard to keep your noisy appliances away from the entertaining kitchen, a large storage cupboard, a fantastic downstairs WC complete with shower and the entrance to the Cellar offering you tonnes of storage or perhaps a place to convert into a games room?

Upstairs there are three double bedrooms, all with high ceilings and huge windows, all beautifully decorated with new carpets. There's a separate WC as well as a family bathroom with a shower cubicle and free standing bath which we're reliably told is so deep that it feels like a swimming pool when you're 3! Again there's storage under the stairs leading to the second floor. Here you will find bedroom 4 with a large window as well as a Velux making it feel more than a loft bedroom. There still access to the eaves for storage.

Outside to the rear is a wonderful family garden with fabulous

views of Gravesend's beautiful period properties that is not at all over looked. A large patio area with railway sleeper steps leads up to a grassed area with apple and plum trees and shed for storage. There is side access for bikes and bins to easily go through to the front.

Old Road West is a fantastic location giving easy access to the amenities at both Echo Square and Singlewell Road as well as being walking distance to Gravesend Town Centre. Old Road West Doctors surgery and dental practice is just a stones throw one way, with the Prince of Orange pub and restaurant a short walk in the other direction. You're also walking distance from St Johns Catholic School, the boys Grammar school, the girls Grammar school and St Georges COE primary and secondary schools. There is a good local bus route and easy access to the A2 for those who drive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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