



28 Park Road

Gravesend, DA11 7PR

Situated in a sought-after location just off Singlewell Road in Gravesend, Greenleaf Property Services are pleased to present to the market for the first time this individually built four double bedroom bungalow, which must be viewed to fully appreciate all that's on offer. Set on a good size plot of approximately 0.39 acres, this delightful property, although much cared for by the current owner for many years, does need some updating, however with spacious rooms and potential in abundance, the opportunity is there to create a beautiful family home with a great size garden to your own personal taste. In our opinion, there is also potential to extend and develop, subject to usual planning permissions and the new owners wishes, whilst further benefits include a detached garage and ample off-road parking.

The spacious accommodation comprises of entrance hall, lounge, kitchen/dining room, three double bedrooms, a further double bedroom/reception room, bathroom and separate W/C.

Located close to all local amenities, and stations offering fast trains to London, Ebbsfleet station is also close by, as are highly regarded schools, and all A2/M2/M20 road links to London and coast. Bluewater Shopping Centre is a short drive away also. We recommend viewing at your earliest convenience to avoid disappointment. EPC Grade D. Council Tax Band F.

Offers In The Region Of £535,000

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- SOUGHT-AFTER LOCATION
- TWO RECEPTION ROOMS
- DETACHED GARAGE AND OFF ROAD PARKING
- EPC GRADE D
- LARGE PLOT (APPROX 0.39 ACRES)
- KITCHEN/DINING ROOM
- A MUST TO VIEW
- THREE/FOUR DOUBLE BEDROOMS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- COUNCIL TAX BAND F

Entrance Hall

Lounge

15'11" x 11'11" (4.86 x 3.64)

Dining Area

18'5" x 11'11" (5.63 x 3.64)

Kitchen

13'3" x 8'1" (4.04 x 2.47)

Bedroom

12'0" x 12'0" (3.67 x 3.66)

Bedroom

12'0" x 12'0" (3.66 x 3.66)

Bedroom

14'0" x 10'11" (4.28 x 3.34)

Reception Room/Bedroom Four

11'10" 11'5" (3.62 3.49)

Bathroom

11'11" x 5'4" (3.64 x 1.63)

Separate W/C

Rear Garden

Over all plot approximately 0.39 Acres.

Detached Garage

To Front.

Off Road Parking

To Front for several vehicles.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

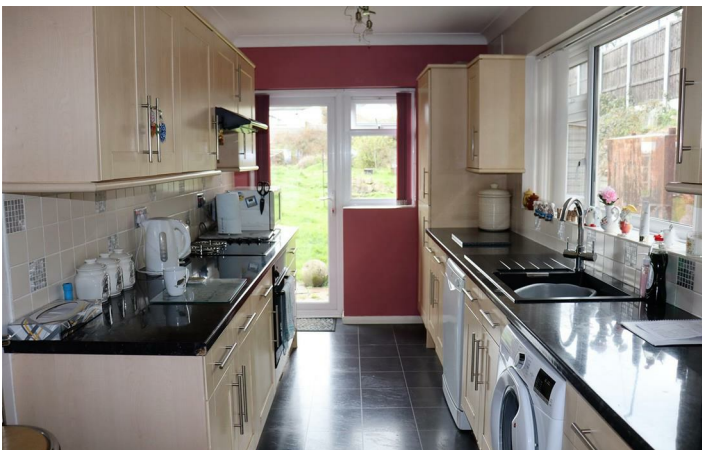
Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



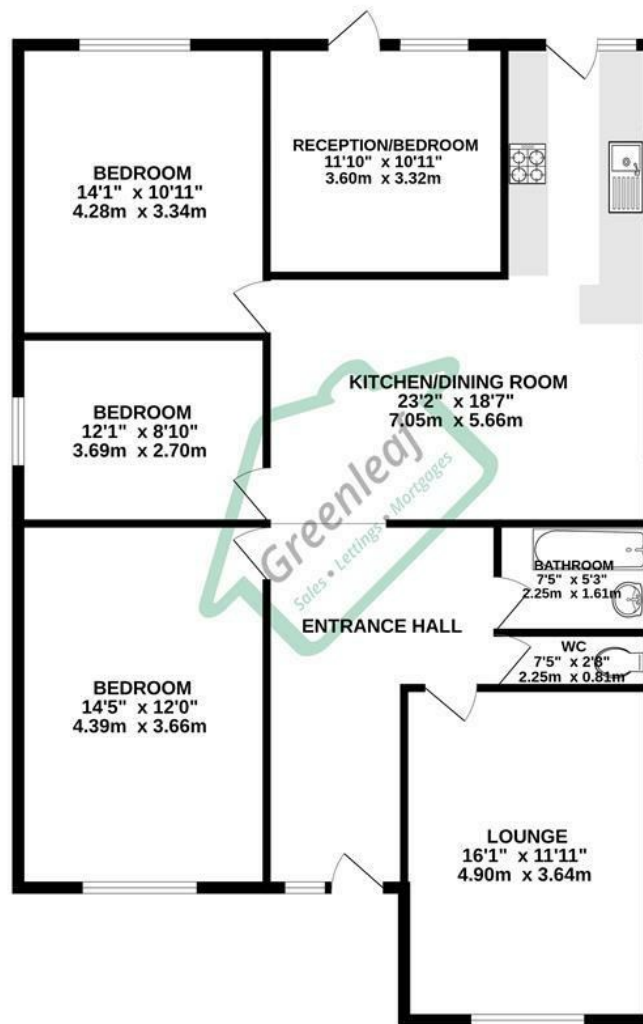
Directions

Tel: 01634730672



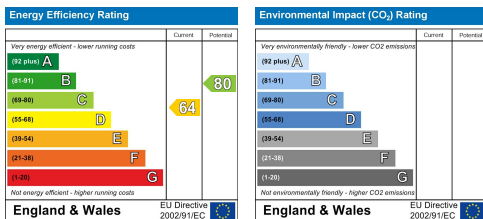


GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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