



10 Osney Way

Gravesend, DA12 2NB

GREENLEAF PROPERTY SERVICES are pleased to present this charming two bedroom house for sale, located on a no-through road, in the highly sought after village of Chalk. Boasting off road parking for two cars, a pleasant rear garden and a garage with rear access, this beautifully presented family home has been well cared for by the current owners and is simply ready to move into and enjoy.

The layout briefly comprises of a bright entrance hallway giving access to the spacious lounge/dining room with patio doors into the rear garden; The modern fitted kitchen with integrated fridge freezer, oven, hob, microwave, washing machine and slimline dishwasher leads out to the rear garden with a large patio and access to the garage. The first floor landing gives access to two double bedrooms and the family bathroom.

With the property further benefitting from gas central heating and double glazing, interest is sure to be strong in this ready-to-move-into family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Chalk's major claim to fame is its connection with Charles Dickens. Here he spent his honeymoon with his new bride, Catherine Hogarth; and it was here that he wrote the early installments of *Pickwick Papers*. He also used the old forge in the village as a model for Joe Gargery's cottage in *Great Expectations*. This fantastic first-time buyer's property is conveniently located for the town centre, highly regarded schools, and just a short distance to the A2/M2 road links and Cascades Leisure Centre.

Offers Over £325,000

10 Osney Way

Gravesend, DA12 2NB



- TWO BEDROOM SEMI-DETACHED HOME LOCATED ON A NO-THROUGH ROAD
- CLOSE TO HIGHLY REGARDED SCHOOLS, TOWN AND SHOPS
- SPACIOUS OPEN-PLAN LOUNGE / DINER
- FREEHOLD / EPC GRADE D / COUNCIL TAX BAND D
- IN THE HEART OF THE SOUGHT AFTER VILLAGE OF CHALK
- IDEAL FOR FIRST TIME BUYERS
- SHORT DRIVE TO GRAVESEND TOWN CENTRE
- OFF-STREET PARKING TO FRONT FOR TWO CARS / GARAGE TO REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- BEAUTIFULLY PRESENTED THROUGHOUT

Entrance Hall

9'6" x 6'2" (2.9 x 1.9)

Bright and light entrance hall with porcelain tile flooring, window to the side and under stairs storage cupboard.

Lounge/Dining Room

20'8" x 11'5" (6.3 x 3.5)

Lounge/dining room with large window overlooking the front of the property, modern neutral carpet and decor, radiators and double doors to rear garden.

Kitchen

9'10" x 8'6" (3.02 x 2.6)

Modern kitchen with a range of white gloss wall and base units. With integrated fridge freezer, oven, microwave, washing machine and slimline dishwasher. Rear door to garden.

Bedroom One

9'6" x 15'1" (2.9 x 4.6)

Good size master bedroom, neutral carpet and decor, window overlooking the front, radiator.

Bedroom Two

8'6" x 9'6" (2.6 x 2.9)

Double bedroom to the rear of the house with laminate flooring, radiator and overlooking the rear garden.

Bathroom

8'2" x 5'5" (2.5 x 1.67)

White suite with vanity unit, bath and overhead shower, tap and shower heads controlled via fitted panel to tiles.

Garden

Rear garden with large L shape patio, lawn, border and garage. Access to the rear via Oxford Close off Rochester Road.

Off Road Parking

Block-paved off road parking to front for two cars.

Agents Note 1

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

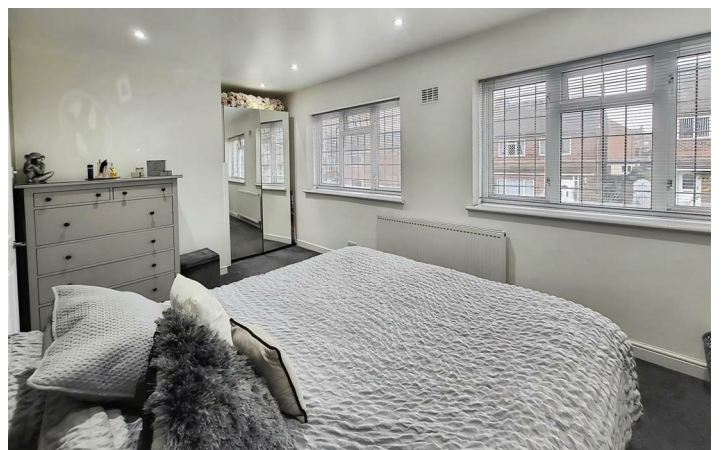
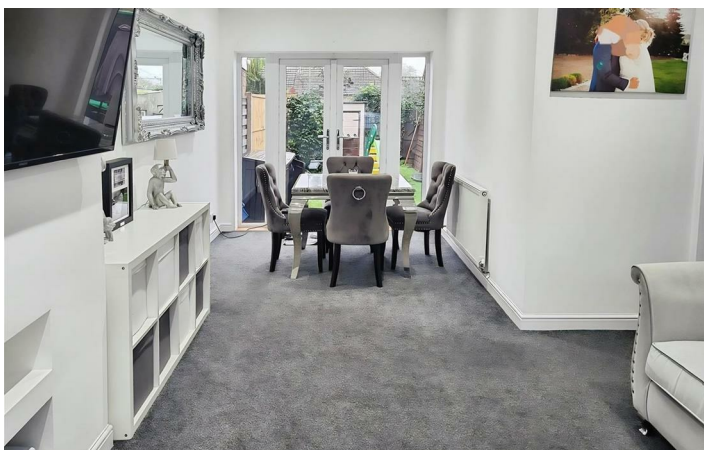
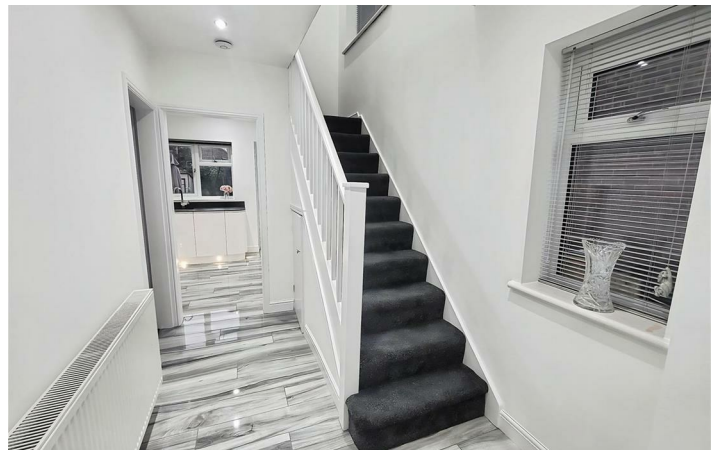
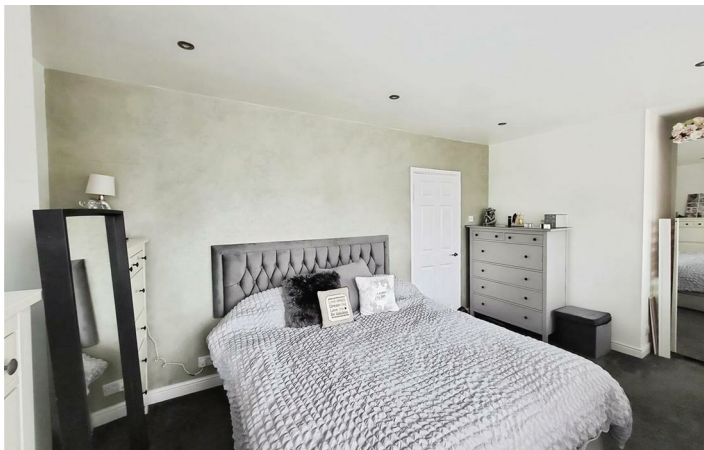
service we receive a fee of between one and two hundred pounds per referral.

Agents Note 2

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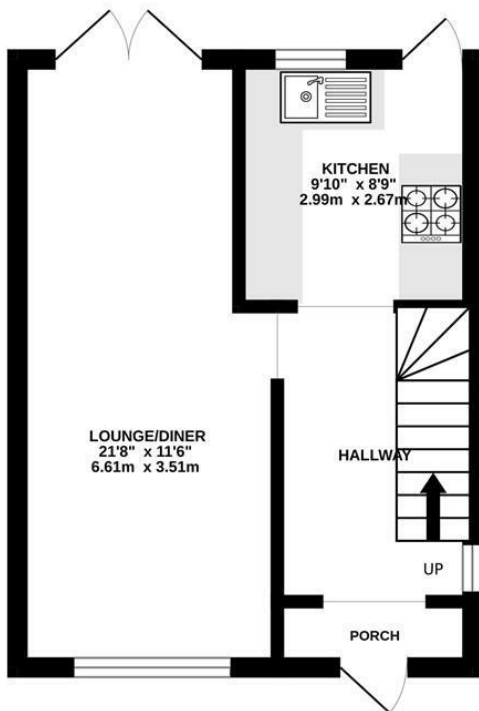
Agents Note

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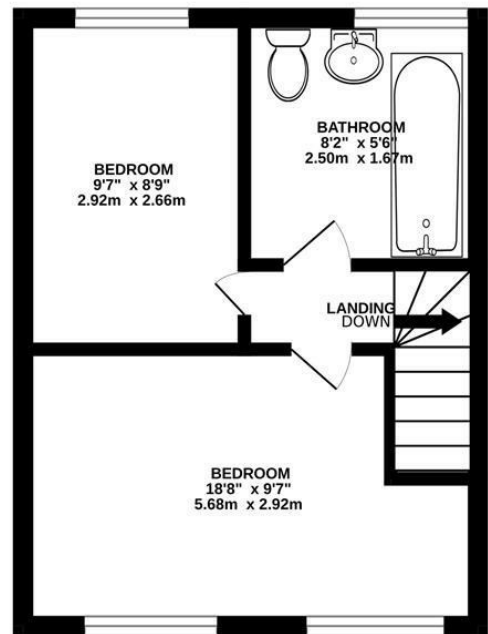




GROUND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



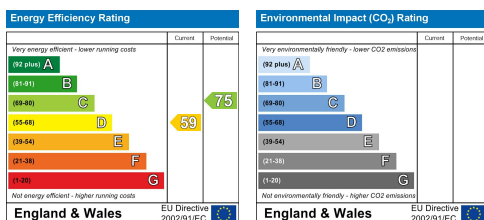
1ST FLOOR
231 sq.ft. (21.5 sq.m.) approx.



2 BEDROOM HOUSE

TOTAL FLOOR AREA : 462 sq.ft. (42.9 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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