



 3
Bedrooms

 1
Bathroom



No Forward Chain
3 Bedroom Semi- Det House
Desirable Singlewell Location
Garage & Driveway
Fitted Kitchen with Integrated Appliances
Ground Floor Cloakroom
Spacious Throughout
100ft (approx) Rear Garden
EPC Rating D

.....£425,000.....ASKING PRICE

.....NO FORWARD CHAIN.....

Located in the desirable area of Singlewell is this bright and airy 3 bedroom family home offering a spacious layout and well proportioned rooms. To the ground floor the property comprises, entrance hall, lounge, cloakroom and open plan kitchen/diner with two double bedrooms, one single bedroom and family bathroom to the first floor. Externally the well established rear garden is approximately 100 ft long which is south facing and perfect for those who enjoy the sunshine. Within easy reach are the local amenities including shops, schools and bus routes with the A2/M25 motorways also easily accessible.

Features to name a few include a fully fitted kitchen complete with integrated dishwasher, washer/dryer and fridge/freezer, ground floor cloakroom, spacious open plan kitchen/diner, fitted wardrobes to bedroom one and a single garage with remote control garage door.

Entrance Hall: Timber front door, wood plank effect laminate floor covering, understairs cupboard housing consumer unit, gas and electric meters, UPVC double glazed window and radiator

Cloakroom: Ceramic tiled floor, wc, wash hand basin with chrome mono-bloc tap, UPVC double glazed window and radiator

Lounge: 14ft x 13'11ft (4270m x 4250m) Large UPVC double glazed bay window, ornate coal effect gas fire with surround, fitted carpet and radiator

Kitchen/Dining Room: 21ft x 14'8ft (6390m x 4460m) Light Oak effect wall and base units and work surfaces, breakfast bar, stainless steel 1½ bowl sink with drainer and chrome mono-bloc tap, Bosch high level double oven, stainless steel gas hob and extractor hood, integrated fridge/freezer, washer dryer and dishwasher, engineered oak effect floor covering, UPVC double glazed window and French doors, radiator

Bedroom 1: 14'6ft x 12'7ft (4430m x 3830m) Fitted wardrobes with shelving and hanging space, fitted carpet, UPVC double glazed window and radiator

Bedroom 2: 13'1ft x 10'11ft (3990m x 3340m) fitted carpet, UPVC double glazed window, radiator

Bedroom 3: 9'8ft x 8'11ft (2950m x 2710m) Built in storage cupboard, fitted carpet, UPVC double glazed window and radiator

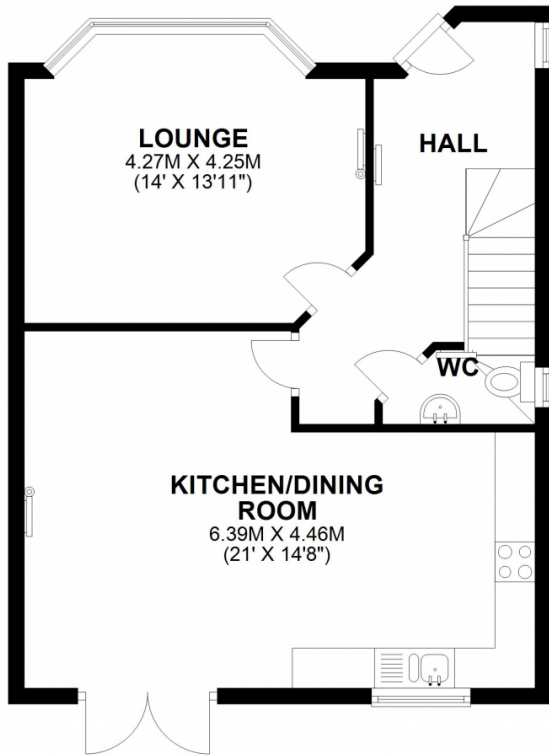
Bathroom: 10'4ft x 8'1ft (3140m x 2460m) Suite comprising bath with chrome taps, shower over bath with attachments, wash hand basin with chrome mono-bloc taps and wc, heated towel rail, ceramic tiled floor, tiled walls, built in cupboard housing Vaillant gas combination boiler, UPVC double glazed windows

Rear Garden: 100ft (approx) Patio area and lawn, mature plants and shrubs, garage to side with remote control up and over door, sheds

Front Garden: Driveway to side leading to garage and rear garden, raised lawn

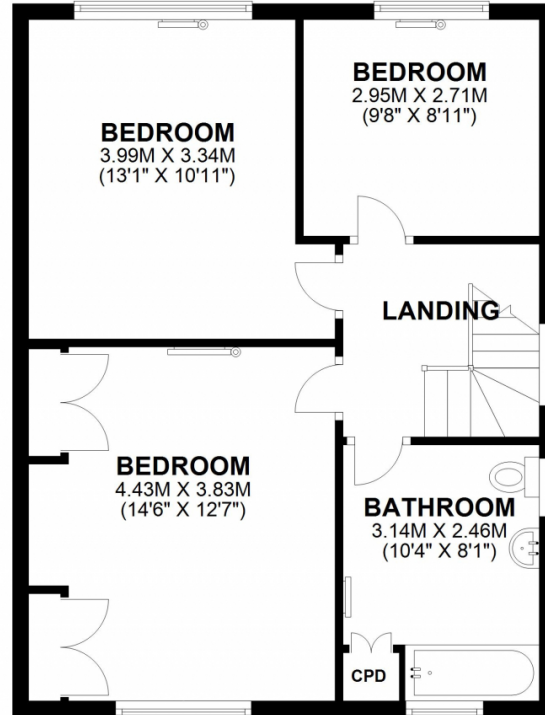
GROUND FLOOR

APPROX. 50.2 SQ. METRES (540.2 SQ. FEET)




FIRST FLOOR

APPROX. 54.3 SQ. METRES (584.4 SQ. FEET)



TOTAL AREA: APPROX. 104.5 SQ. METRES (1124.5 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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