

# McConnells

Offers in excess of £450,000  
London Road Northfleet Kent DA11 9LY



 4  
Bedrooms

 2  
Bathrooms

75/77 Lowfield Street, Dartford, Kent DA1 1HP |  
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Offered for sale with no forward chain, is this four / five bedroom spacious house, spread across 3 floors

Located close to the centre of Gravesend, the property is within easy reach offering an array of shops, restaurants and leisure facilities, as well as excellent rail links into London and to the surrounding area. The area is also well served by excellent local schools and open spaces. The property is conveniently located in a popular residential area within easy access of the A2 and M25 for excellent vehicular access

## **Ground Floor:**

**Entrance Hall:** Radiator, understairs storage cupboard with electric meter, fitted carpet, UPVC double glazed door leading to rear garden

**Bathroom:** Radiator, part tiled walls, tiled floor, WC, wash hand basin and bath with shower mixer taps, UPVC double glazed window

**Lounge:** 13'4 x 13'2 (4.100m x 4.025m) Radiator, UPVC double glazed window, fitted carpet

**Dining Room / 5th Bedroom. :** 13'2 x 12'4 (4.035m x 3.800m) Radiator, large UPVC double glazed bay window, fitted carpet

**Kitchen:** 13'2 x 12'1 (4.035m x 3.700m) Fitted wall and base units with built in electric oven, gas hob, extractor hood, work surfaces, stainless steel sink with mono bloc tap, space and plumbing for washing machine, Valliant combination gas boiler, UPVC double glazed windows and door leading to rear garden, vinyl floor covering

## **First Floor:**

**Bedroom 1:** 14'2 x 13'2 (4.335m x 4.040m) Radiator, UPVC double glazed window, fitted carpet

**Bedroom 2:** 13'2 x 12 (4.035m x 3.670m) Radiator, UPVC double glazed window, fitted carpet

**Bedroom 3:** 13'2 x 12'3 (4.030m x 3.775m) Radiator, UPVC double glazed window, fitted carpet

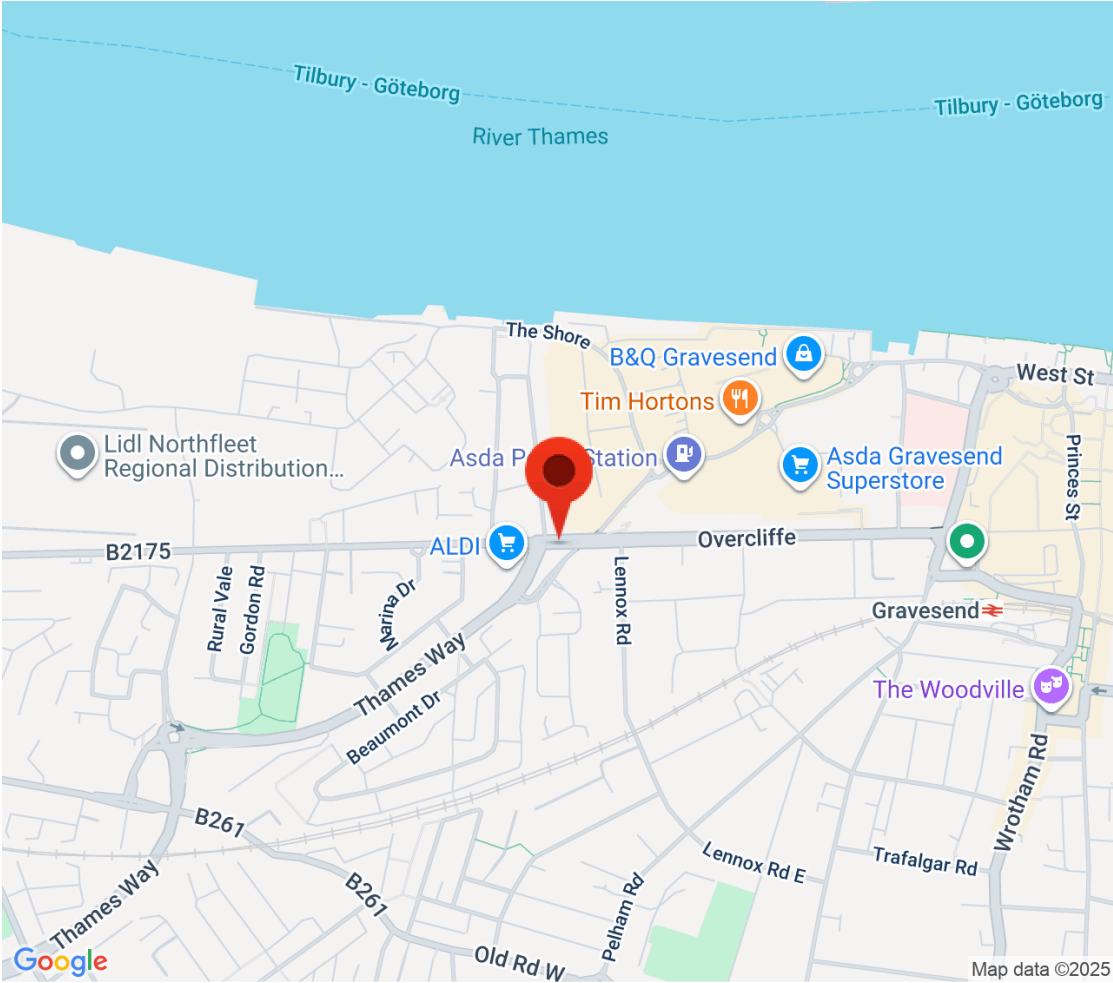
**Bathroom:** WC, wash hand basin, bath with shower mixer tap

## **Second/Top Floor:**

**Bedroom 4:** 11'8 x 11'2 (3.610m x 3.420m) Radiator, UPVC double glazed window, fitted carpet

**Rear Garden:** Fully paved with garage and side pedestrian access

The property also benefits from off road parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: London Road, Northfleet, DA11

