

Price £370,000
Freehold



Over 60?
You could get up to
40% off the price! *

**Ridgeway Avenue, Gravesend,
Kent, DA12 5BE**



- Extended 4 bedroom terraced house
- En-suite shower room and family bathroom
- Large, private rear garden
- Garage at the rear with off-road parking at the front
- Good condition throughout

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Ridgeway Avenue, Gravesend, Kent, DA12 5BE

As soon as you approach this fine, period property which is situated in the heart of Gravesend and within touching distance of the town centre, you are bound to be impressed with the location. Commuters will be pleased to know that Gravesend railway station offers a high speed service whisking you into central London in just over twenty minutes, not forgetting the easy access to the A2. There are shops nearby for your everyday needs and a choice of good schools within walking distance.

Step inside and the presentation and sheer size of the accommodation on offer will leave you amazed. The property benefits

from a loft conversion creating, not only great living space for the largest of families, but also a master bedroom with an en-suite shower room.

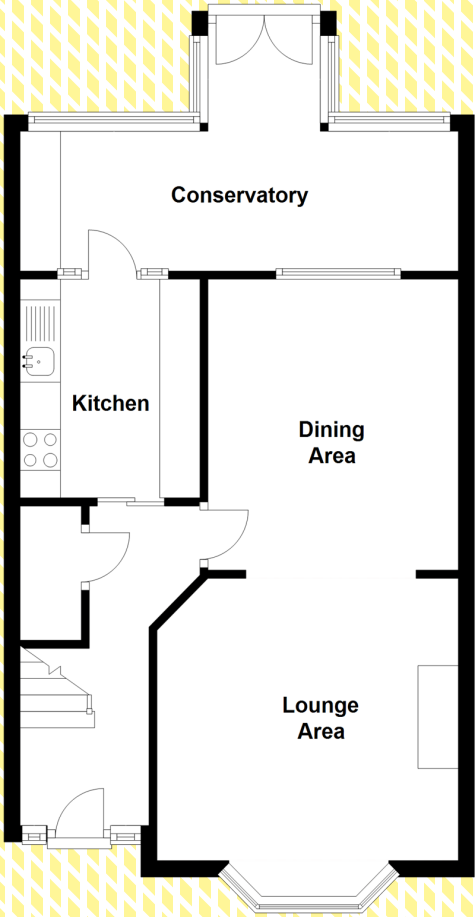
The modern kitchen area spills out into the conservatory with half being used as a utility area just handy for hiding away the laundry when guests come calling.

Parking worries will be a thing of the past as there is a garage at the rear of the property and off road parking at the front.

As the property is neutrally decorated throughout it offers the new buyer a blank canvas to put their own stamp upon in order to create their own dream home.

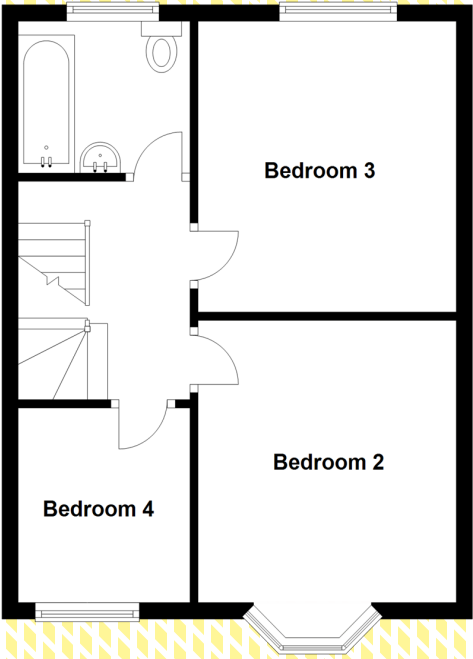
Ground Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



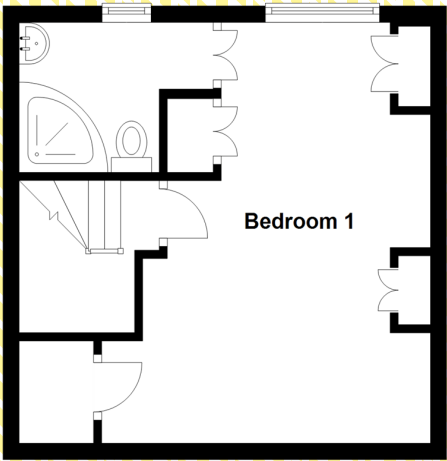
First Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



Second Floor

Approx. 26.1 sq. metres (281.5 sq. feet)



GROUND FLOOR

Entrance Hall

Lounge Area

14'0 x 12'3 (4.27m x 3.74m)

Dining Area

11'5 x 10'4 (3.48m x 3.15m)

Kitchen

8'4 x 7'5 (2.54m x 2.26m)

Conservatory

18'4 (5.59m) x 9'5 (2.87m) narrowing to 5'3 (1.60m)

FIRST FLOOR

Landing

Bedroom 2

13'9 x 12'0 (4.19m x 3.66m)

Bedroom 3

11'6 x 11'0 (3.51m x 3.36m)

Bedroom 4

7'8 x 7'0 (2.34m x 2.14m)

Bathroom

6'10 x 6'0 (2.08m x 1.83m)

SECOND FLOOR

Landing

Bedroom 1

16'8 (5.08m) x 12'10 (3.91m) narrowing to 10'6 (3.20m)

En-Suite Shower Room

7'5 x 5'10 (2.26m x 1.78m)

OUTSIDE

Front and Rear Gardens

Detached Garage at the Rear



Nearest Schools

Primary Schools: Whitehill Primary 0.2 miles, Kings Farm Primary 0.5 miles, St John's Catholic Primary, Gravesend 0.9 miles

Secondary Schools and Further Education: The Ifield School 0.5 miles, Saint George's C of E School 1.1 miles, Thamesview School 1.1 miles



Transport Information

Train Stations: Gravesend 1.7 miles, Northfleet 3.1 miles, Swanscombe 3.1 miles



Directions

For directions to this property please contact us.

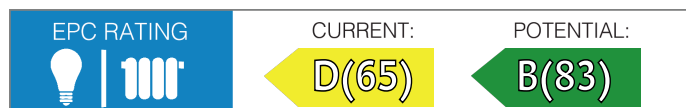


Address

Ridgeway Avenue, Gravesend, Kent, DA12 5BE

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.
 *Through our partnership with Homewise we can offer a simple 'Home For Life Plan' which will grant you a lifetime lease for your protection. This could enable you to reduce the price of your next property by up to 40%. You could increase your budget, raise money and/or clear debts.



GRAVESEND

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