



£175,000

Medhurst Gardens, Gravesend, DA12 4HE

Chattertons

EST 1893



# Spacious split level flat

A purpose built split level flat with spacious accommodation. Situated within easy access to Gravesend, with bonus views of the River Thames in the distance. The accommodation comprises three bedrooms (two of which are doubles), shower room w/c, second w/c, lounge and kitchen/diner. Living space on first floor and bedrooms and bathing on second floor. The property offers excellent family accommodation.

Vacant possession.

End of chain.



**Split level flat with views of Thames**  
**Large, spacious living area**  
**3 good size bedrooms**  
**2 Double bedrooms**

**Entrance hall**

Front entrance door

**Lounge**

18' 0" x 11' 11" (5.48m x 3.63m)

Double glazed. Window to rear. Gas fire.

**Kitchen**

12' 8" x 11' 7" (3.86m x 3.53m)

Window to front. Locking towards River Thames. Gas boiler. Double Drainer Stainless Sink Unit, mixer taps. Plumbed for automatic washing machine. Base and wall cupboards.

**Bathroom with WC, Shower**  
**Separate WC**  
**Double glazing throughout**  
**Gas boiler**

**Bedroom 1**

12' 4" x 11' 9" (3.76m x 3.58m)

Built in cupboards. View of River Thames.

Double glazing to front.

**Bedroom 2**

12' 0" x 11' 8" (3.65m x 3.55m)

Double glazing to rear.

**Bedroom 3 / Study**

8' 9" x 7' 11" (2.66m x 2.41m)

Double glazed window to rear. Laminate flooring.

**Landing (upstairs)**

Access to loft, window to side.

**Bathroom**

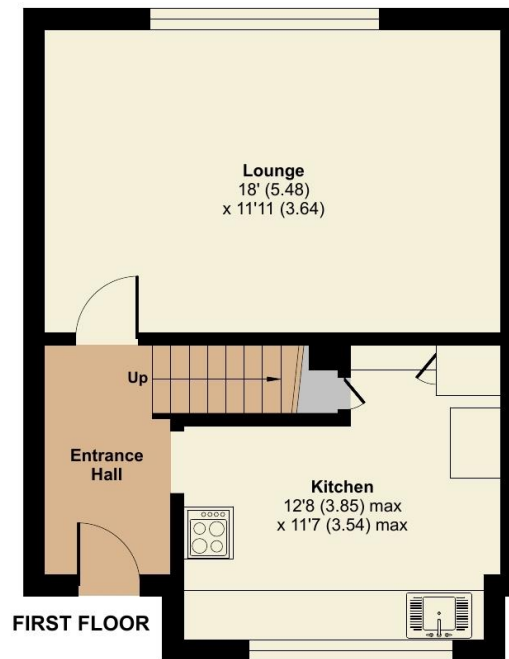
Double glazed window to side. Close coupled WC suite. Shower cubicle.

**Separate WC**

Double glazed window to side. WC suite, corner wash hand basin.



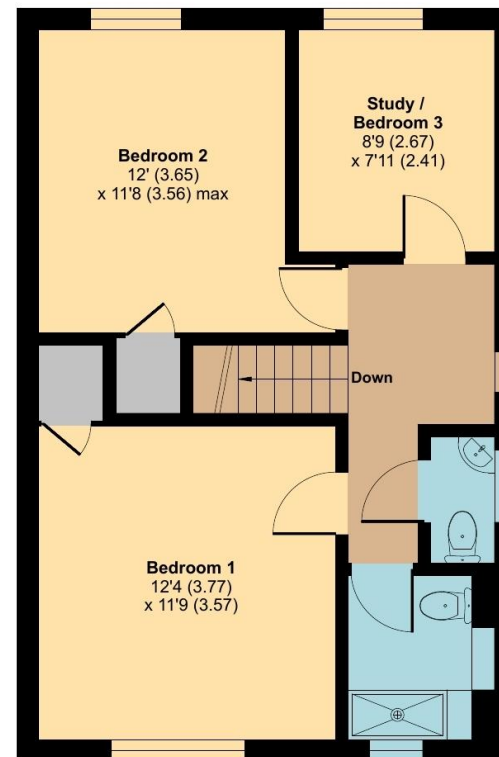




## Medhurst Gardens, Gravesend, DA12

Approximate Area = 920 sq ft / 85.4 sq m

For identification only - Not to scale



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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