

**Bluebell**  
ESTATES



9, Bristol Road, Gravesend, DA12 5RA  
£410,000

## About this property.....

Nestled on Bristol Road in the charming town of Gravesend, this delightful semi-detached house offers a wonderful opportunity for those seeking a spacious family home. Built in the late 1940s, this property boasts a classic charm that is waiting to be revitalised.

With two reception rooms and four bedrooms, there is ample space for the whole family to enjoy. The large plot features well maintained front and rear gardens, perfect for relaxing or entertaining outdoors. Additionally, a detached garage and driveway at the rear provide convenient parking options.

This property presents an exciting prospect for those with a creative vision. There is potential to create a more expansive open-plan layout by merging the kitchen-breakfast room with the family room, or even to extend the property to the rear (subject to planning permission). While some modernisation is needed, this home offers the perfect canvas to design your forever home.

Conveniently located just an 11-minute drive away is Ebbsfleet, where you can catch a train to London St Pancras in just 19 minutes. This means that both city excitement and suburban tranquillity are within easy reach, making this property an ideal choice for those looking for the best of both worlds. Don't miss out on the chance to turn this house into your dream home!

## Situation.....

Bristol Road in Gravesend is a desirable residential area, offering a blend of suburban tranquility and convenient access to the town's amenities. Located in the DA12 postcode, this area is ideal for families, professionals, and retirees alike. The area surrounding Bristol Road is primarily residential, characterised by a variety of property styles, from charming terraced houses to semi-detached homes like this one.

The local area provides plenty of opportunities for leisure and recreation. Woodlands Park is popular with families and dog walkers, offering play areas and picturesque walking paths. Gravesend's riverside, with its historic attractions and scenic views of the Thames, is also nearby, perfect for weekend outings and enjoying the outdoors.

The area is well-served by a selection of primary and secondary schools, making it an attractive location for families with children. There are a number of Ofsted Good primary schools in the area for younger children. For older students, St. John's Catholic Comprehensive School is less than a mile away and is known for its strong academic performance and community spirit. Additionally, Gravesend Grammar School and Mayfield Grammar are both within easy reach and rated Outstanding by Ofsted, offering excellent secondary education options.

The nearby Parrock Street offers a range of shops, cafes, and restaurants, while Gravesend's town center provides a broader selection of retail outlets, supermarkets, and dining options. For those who enjoy a more extensive shopping experience, Bluewater Shopping Centre is just a 20-minute drive away, offering an array of high street and designer stores, as well as entertainment facilities.











## Useful information.....

- 4 Bedroom semi-detached family home with scope to modernise to own taste
- Potential to extend to the rear or convert the loft subject to planning
- Spacious double aspect living room and additional family room/dining room
- Sociable kitchen-breakfast room with potential to knock through to family room
- 2 Storerooms and ground floor cloakroom
- Generous entrance hall and landing
- Separate first floor WC and bathroom
- Large rear garden with garage and driveway to rear
- 11 minute drive to Ebbsfleet with high-speed trains to London St Pancras in 19 minutes







# 9, Bristol Road, Gravesend, DA12 5RA



Total area: approx. 121.0 sq. metres (1302.7 sq. feet)

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





