



## 5 Railway Street Northfleet

- A charming Mid Terrace Two/Three Bedroom House
- Excellent Location, Walking Distance of Train Lines
- Lounge
- Dining Room
- Fitted Kitchen
- Downstairs Bathroom
- Gas Central Heating
- Double Glazed
- Rear Garden
- End of Chain

**Price Guide**  
**£250,000**





PRICE GUIDE £250,000- £260,000 A mid terrace two/three bedroom house occupying a fantastic position, being within walking distance of Northfleet train station and Ebbsfleet international plus local amenities.

This would be an ideal opportunity for a first time purchase or buy-to-let investor.

Railway Street in Northfleet gained its name and significance from the arrival of the railway so great for those commuting.

The property also features: gas central heating, double glazing. Another feature is that there is no onward chain.

Enter into the living room with stairs dividing it from the dining room, a fitted kitchen to rear leading to downstairs bathroom, upstairs there are two double bedrooms, the main bedroom has a part converted loft which can be used as an office or hobby room, access via wardrobe, would need a ladder and a third bedroom off one of the bedrooms to the rear.

Outside there is a rear garden and outside shed.

Situated off the High Street in Northfleet, close to local shops and facilities, whilst Gravesend Town Centre is just a bus/car ride away. Offering excellent transport links, Northfleet Railway Station is close by or you can catch a domestic train to London or the Kent Coast from Gravesend mainline station or you can travel on the high speed train to St Pancras, London in approximately 23 minutes, or you can take the high speed train from Ebbsfleet International railway station and be in London within just seventeen minutes, making it an ideal place for commuters to live. The A2 with links on to the M25/M2 & M20 motorway links is easily accessible. Located not far from Bluewater shopping centre, where you can also visit many of the restaurants and cafe bars. There are a choice of primary, secondary and grammar schools all within the catchment area.

Tenure: Freehold

Council Tax Band: B

Fixtures and fittings by arrangement other than those mentioned.



**Lounge**

11'4" x 9'10"

**Dining Room**

11'2" x 9'9"

**Downstairs Bathroom****Landing****Bedroom One**

11'3" x 9'9"

Access to part converted loft space, which can be used as an office or hobby room, access from the wardrobe in the master bedroom. It needs a ladder.

**LOFT ROOM**

A part converted loft which can be used as an office or hobby room.

**Bedroom Two**

11'2" x 9'10"

**Bedroom Three**

9' x 5'10"

**Front Gardens**

Steps, retaining wall.

**Rear Garden**

Fenced boundaries, shed, rear gate.

### Split Level Ground Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



### First Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.  
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| 102+ (A++)                                  |         | 88        |
| 91-101 (A)                                  |         |           |
| 81-90 (B)                                   |         |           |
| 71-80 (C)                                   | 67      |           |
| 61-70 (D)                                   |         |           |
| 51-60 (E)                                   |         |           |
| 41-50 (F)                                   |         |           |
| 31-40 (G)                                   |         |           |
| 1-30 (H)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |