



# 82 Old Road West

Gravesend DA11 0LN

**Guide Price £600,000**



COMPLETE CHAIN ABOVE. VIRTUAL TOUR AVAILABLE

Welcome to this charming Victorian semi-detached house located on Old Road West in Gravesend. This delightful property boasts a generous 1,689 sq ft of living space, perfect for a growing family.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property features four well-proportioned bedrooms, offering ample space for everyone in the household. With two bathrooms, the morning rush will be a thing of the past.

Built in 1897 this house exudes character with its period features and beautiful decor throughout. The large kitchen breakfast room is a focal point of the home, and over looks the rear garden. The formal dining room provides a perfect setting for family meals and gatherings.

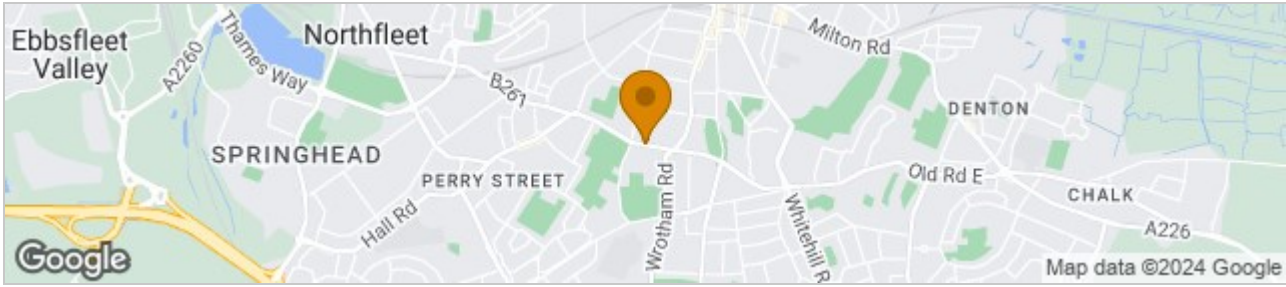
One of the standout features of this property is the parking space available for two vehicles, a rare find in this area. No more worrying about where to park after a long day at work! The property is within easy walking distance of first class state, private and grammar schools and the high speed train link to London.

In conclusion, this Victorian gem on Old Road West offers a perfect blend of historic charm and modern convenience. Don't miss out on the opportunity to make this house your home.

Council tax band E. EPC rated D.



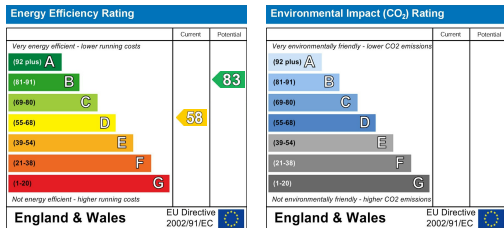
# Area Map



# Floor Plans

 <p style="text-align: center;"><b>Floor -1</b></p>	 <p style="text-align: center;"><b>Ground Floor</b></p>	 <p><b>Approximate total area<sup>®</sup></b> 1514.78 ft<sup>2</sup> 140.73 m<sup>2</sup></p> <p><b>Reduced headroom</b> 26.67 ft<sup>2</sup> 2.48 m<sup>2</sup></p>
 <p style="text-align: center;"><b>Floor 1</b></p>	 <p style="text-align: center;"><b>Floor 2</b></p>	<p>(1) Excluding balconies and terraces</p> <p>☐ Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p style="text-align: right;"><b>GIRAFFE 360</b></p>

# Energy Efficiency Graph



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