



## 347 Singlewell Road, Gravesend, DA11 7RL

### Available now

Nestled in the charming Singlewell Road of Gravesend, this detached Chalet Bungalow offers a delightful living experience. Boasting a spacious layout with 2 reception rooms, 4 double bedrooms, and 2 bath/shower rooms, this property is perfect for those seeking ample living space.

The large living accommodation provides a comfortable setting for both relaxation and entertainment. The additional lean-to offers versatility and can be transformed to suit your needs, whether it be a cozy reading nook or a bright home office.

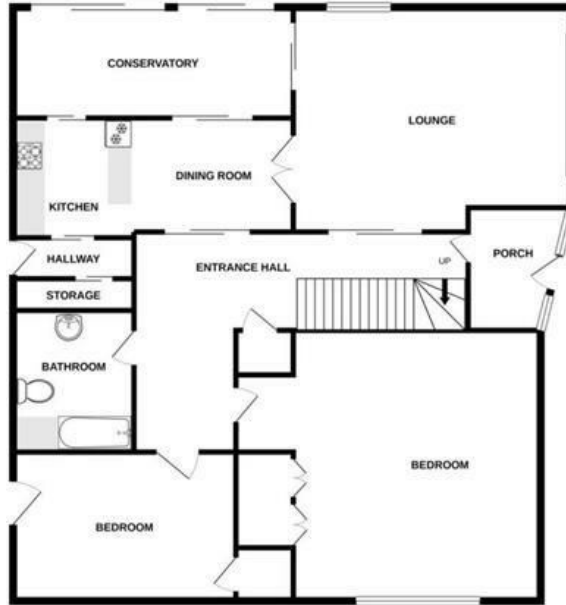
With an EPC rating of C and council tax band F, this property ensures energy efficiency and affordability. The minimum income requirement of £64,000 combined underlines the exclusivity of this residence, while the terms of 1 month's rent in advance and a deposit of £2,423 make securing this property straightforward.

Don't miss the opportunity to make this charming Chalet Bungalow your new home. Book a viewing today and step into a world of comfort and style in the heart of Gravesend.

- COUNCIL TAX BAND F
- EPC RATED E
- POPULAR LOCATION
- 4 DOUBLE BEDROOMS
- AVAILABLE NOW
- 5 WEEK DEPOSIT OF £2,480 REQUIRED
- MINIMUM INCOME REQUIRED £64,000
- LARGE GARDEN
- GARAGE AND DRIVE FOR 5/6 CARS

**£2,150 Per Month**

GROUND FLOOR  
1740 sq.ft. (161.7 sq.m.) approx.



1ST FLOOR  
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2752 sq.ft. (255.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	