

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Welcome Home...**  
**Springhead Road, Northfleet**

**Offers in the Region of £375,000**  
**FREEHOLD**

Welcomed to the market this well presented 3 Bedroom Family-Home. Located in the popular Northfleet area of Gravesend, the property offers spacious living accommodation, including a bright family room, separate dining area and a modern fitted kitchen with ample storage. Upstairs boasts two generous double bedrooms, a versatile third bedroom currently used as a home office, and a family bathroom. Externally, the property benefits from a large private rear garden, off-street parking and a garage providing additional storage. Conveniently positioned close to local schools, shops and transport links, including Pepperhill Sainsbury's, Northfleet, Gravesend and Ebbsfleet International train stations, with easy access to the A2, making it ideal for families and commuters alike. EPC Rating 66 D

**FEATURES INCLUDE:**

- 3 Bedroom Semi-Detached**
- 2 Reception Rooms**
- Off Street Parking & Garage**
- Large Rear Garden**
- 1.4 Miles to Ebbsfleet International**
- Nearby Sainsbury's Supermarket**

0208 090 5959  
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## **The accommodation comprises:**

**DRIVEWAY** The Driveway to front provides off-street parking, with a shared driveway leading to the garage and garden.

**ENTRANCE HALL 15' x 6' (4.57m x 1.83m)** Entering through the double-glazed feature front door, the entrance hall comprises a wall-mounted radiator, wood-laminate flooring, alongside stairs leading to the first floor landing with useful under-stairs storage.

**FAMILY ROOM 13' 7" x 12' 5" (4.14m x 3.78m)** Boasting a large double-glazed window to front, a wall-mounted radiator, and durable wood-laminate flooring, the spacious Family-Room is the perfect space in which to sit back, relax and unwind of an evening.

**DINING ROOM 12' 5" x 10' 5" (3.78m x 3.18m)** The Dining Room is a bright and airy space with double-glazed patio doors opening onto the rear garden, a wall-mounted radiator, and wood-laminate flooring.

**KITCHEN 8' 5" x 8' (2.57m x 2.44m)** The Kitchen is a bright and welcoming space with a double-glazed window to side, alongside a double-glazed window and double-glazed patio door to rear. Encompassing a modern range of matching wall and base units, a sink and drainer, an electric oven with gas hob, as well as plumbing and space for a washing machine / dishwasher. Wood-laminate flooring and part-tiled walls ensure easy cleaning.

**FIRST FLOOR LANDING** The First Floor Landing comprises a double-glazed window to side, a fitted carpet, and loft-hatch access.

**MASTER BEDROOM 13' 7" x 12' 5" (4.14m x 3.78m)** The sizeable Master Bedroom benefits from a large double-glazed window to front, a wall-mounted radiator, built-in wardrobes, and wood-laminate flooring.

**BEDROOM TWO 12' 5" x 12' (3.78m x 3.66m)** Bedroom Two is another great sized double and boast a double-glazed window to rear, a wall-mounted radiator, built-in wardrobes, and wood-laminate flooring.

**BEDROOM THREE 8' x 6' 7" (2.44m x 2.01m)** Bedroom Three comprises a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

**FAMILY BATHROOM 7' 7" x 6' 5" (2.31m x 1.96m)** The Family-Bathroom comprises a double-glazed window to rear, alongside a 3 piece bathroom suite to include; a W/C, a hand-wash basin, and a 'P' shaped bath with wall-shower and glass screen. Fully-tiled walls and flooring allow for effortless upkeep.

**GARDEN** The Garden is certain to be a family-favourite and provides an outside space to enjoy all year round. Benefiting from a large decked seating area, a well-kept lawn bordered by shrubs and bushes, alongside a patio seating area to rear.

**GARAGE** The Garage which boasts power and light and is accessible via the 'Up and Over' door to front, or the side door into the Garden is a fantastic space to utilise for your own needs.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.

