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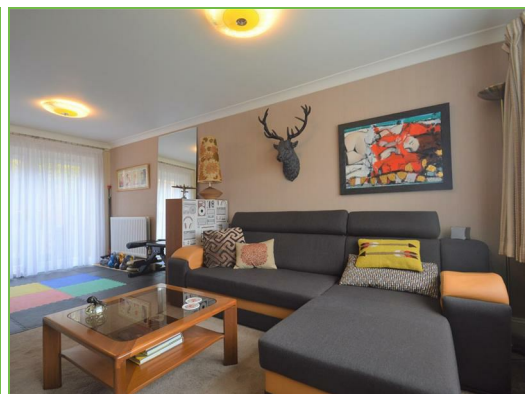
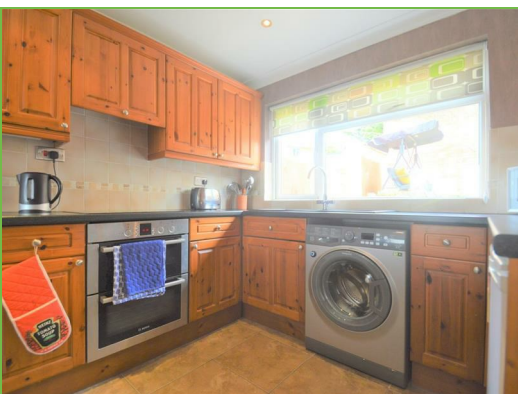
## Dowding Walk, Gravesend, DA11 8PX

**Offers over £350,000**

We are pleased to bring to the market this 4 BEDROOM END OF TERRACE HOUSE. Downstairs offers a SPACIOUS LIVING AREA with double doors out into the garden, an OPEN PLAN KITCHEN/DINER and a WC. Upstairs, both the master bedroom and bedroom two are GREAT SIZED DOUBLES with FITTED WARDROBES. There are a further two bedrooms upstairs plus the FAMILY BATHROOM. The rear garden has paved and decked areas, and there is also a front garden laid to lawn.

This property is located less than a 10 minute drive from Gravesend Town Centre and Train Station, offering access to all local amenities plus high speed rail links into London. It has excellent links to the A2/M2 and M25 and is located on a main bus route. Ebbsfleet International and Bluewater shopping centre are also just a short car journey from the property. There are a number of good primary and secondary schools also within walking distance to the property.

Council Tax Band - C



**GROUND FLOOR**

**Kitchen/ Diner**  
19'6 x 10'2 (5.94m x 3.10m)

**Living Room**  
19'2 x 11'5 (5.84m x 3.48m)

**WC**

**Hallway**

**FIRST FLOOR**

**Master Bedroom**  
12'6 x 10'11 (3.81m x 3.33m)

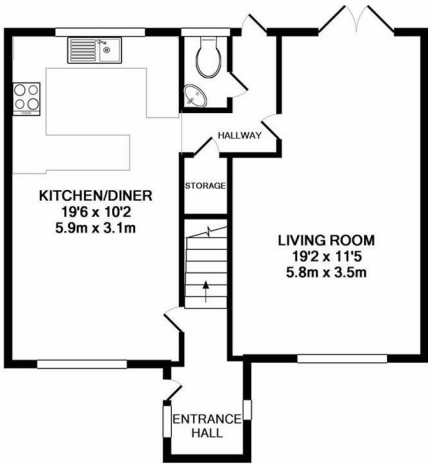
**Bedroom 2**  
10'11 x 10'5 (3.33m x 3.18m)

**Bedroom 3**  
8'10 x 8'3 (2.69m x 2.51m)

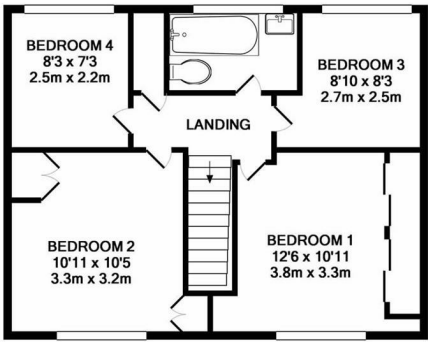
**Bedroom 4**  
8'3 x 7'3 (2.51m x 2.21m)

**Bathroom**

**EXTERNAL**



GROUND FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		72	78
(1-20) G			
Not energy efficient - higher running costs			

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			