



Dan Thomas
— & Co. —



Buttercup Walk, Gravesend, Kent, DA11 7GB

Gravesend

Guide Price

£425,000

*** GUIDE PRICE £425,000 - £450,000 ***

This beautifully presented, three bedroom semi-detached house, is available to market in the sought after Watermans Park, located near Coldharbour, Northfleet, Gravesend.

Brand new in 2021 and still under its developer's warranty, the home has been further improved by its existing owners, offering a stunning, turn-key finish for its lucky new owners!

The house occupies one of the better plots in the development, not overlooked, and with views of green space and Mid-Kent golf course, to the rear.

There is ample off-road parking, with a garage that includes light & power, plus a tandem driveway for two vehicles.

Downstairs, the house has been reconfigured and now features stylish, open-plan living. There is a modern fitted kitchen with integrated appliances, with an open archway through to the lounge-dining space. Double doors from here lead to the rear garden. A downstairs WC, a large under-stair storage/services cupboard and high specification, herringbone-style flooring, add to the benefits on this floor.

Upstairs, the home offers two spacious double bedrooms, one of which includes a gorgeous, upgraded, fully-tiled en-suite shower room. Bedroom three is traditionally smaller, but is large enough to accommodate a double bed and a large wardrobe. The family bathroom completes the accommodation, again with upgraded sanitaryware and shower screen.

Further benefits include gas central heating, double glazing throughout, air conditioning on both floors and a loft space, for storage.

Externally, the rear garden has been completely re-landscaped. On three separate tiers, there is a main patio & seating area, a section laid to lawn, and then a sunken rear patio, great for socialising, and making the last of the evening sun. There is also side access, for convenience.

The development is well located for the Town Centre amenities within Gravesend, reputable schools, road links to the A2, M25, M2, and M20.

There are High Speed train links at both Ebbsfleet International and Gravesend, meaning the property is ideal for those who may commute.

Gravesend's Cyclopark, as well as Morrisons and Lidl Supermarkets, are all within walking distance.

Tenure: Freehold

Council Tax Band: D

Estate Management Fees: £250 per annum

Enquire now to book your viewing slot!

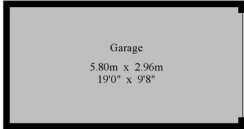








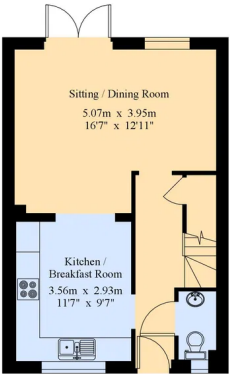
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



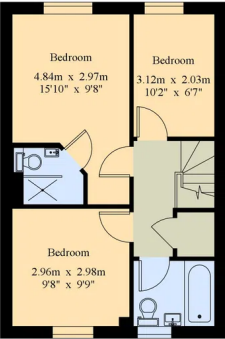
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House - Gross Internal Area : 81.2 sq.m (874 sq.ft.)

Garage - Gross Internal Area : 17.1 sq.m (184 sq.ft.)



Ground Floor



First Floor



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