

# HUNTERS®

HERE TO GET *you* THERE

94 Old Road West, Gravesend, DA11 0LN

Guide Price £450,000

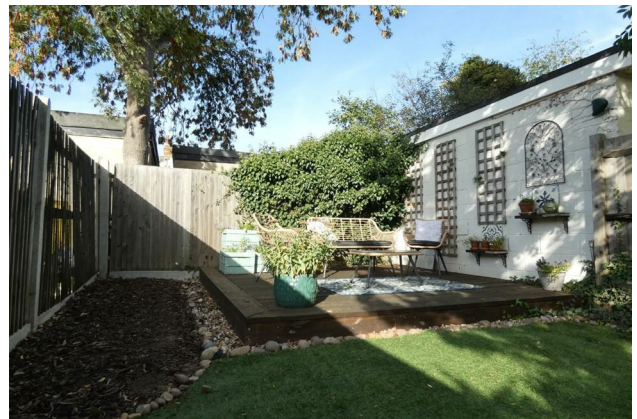
Property Images



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## Property Images



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GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



2ND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 1710 sq.ft. (158.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## EPC

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Guide Price: £450,000-£475,000

We at Hunters Gravesend are delighted to bring to the market this four bedroom, family home, located on the popular Old Road West which is a short walk to Gravesend Mainline Railway Station offering services into London Charing Cross as well as the highspeed link into Stratford and St Pancras International.

Throughout their tenure, the owners have kept the property in a very good condition meaning that any prospective buyer will be able to move in straight away!

As you walk through the front door, the hall way provides access to the lounge/diner, kitchen and stairs to the first floor. The kitchen is well appointed with ample storage as well as spaces for washing machines, dishwashers etc. There are also doors to the office space, downstairs cloakroom and the garden via the utility room.

To the first floor are three good sized bedrooms and the family bathroom with a bath and a separate shower. There is also stair access to the second floor where you will find the fourth bedroom.

The rear garden gives a nice social aspect as there are two areas that are ideal for seating, one on the patio as you walk out onto the garden and then a decked area to the back. There is also the low maintenance artificial lawn and shed for storage.

Please contact Hunters now to arrange your immediate viewing!

## Features

- FOUR BEDROOMS • CLOSE TO STATION • LOUNGE • DINING ROOM • KITCHEN • DOWNSTAIRS WC • FAMILY BATHROOM • VIEWING A MUST • WELL PRESENTED • EPC RATING-C

Lounge  
12'9" x 12'4"

Dining Room  
16'11" x 10'6"

Kitchen  
15'11" x 10'8"

Utility Room  
10'8" x 8'7"

Office  
12'9" x 10'8"

WC  
10'8" x 3'3"

Bedroom  
16'4" x 12'5"

Bedroom  
12'2" x 10'6"

Bathroom  
8'11" x 6'9"

Bedroom  
15'10" x 10'8"

Bedroom  
18'2" x 15'4"