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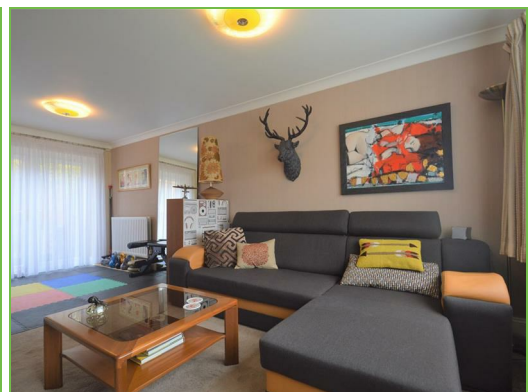
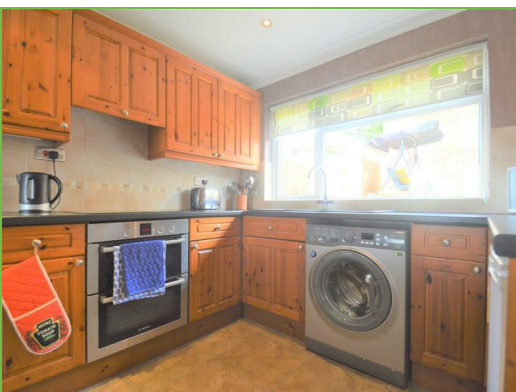
Dowding Walk, Gravesend, DA11 8PX

Asking price £325,000

OPEN HOUSE SATURDAY 29TH AUGUST - ALLOCATED SLOTS BY APPOINTMENT ONLY. 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)

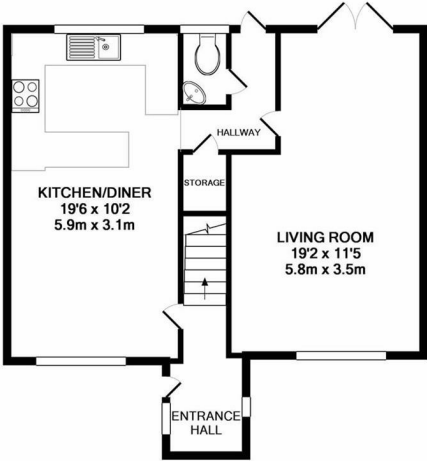
Bedroom 2
10'11 x 10'5 (3.33m x 3.18m)

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

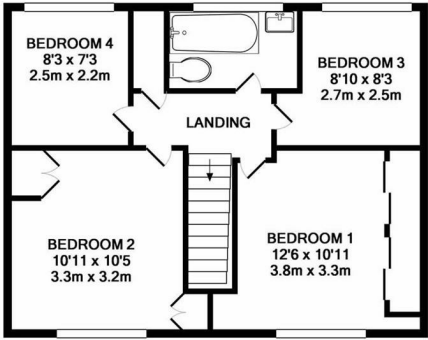
Bedroom 4
8'3 x 7'3 (2.51m x 2.21m)

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		
(1-20) G		
Not energy efficient - higher running costs		
	72	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		