



Dan Thomas  
— & Co. —



Cornfield Drive, Gravesend

Kent

Guide Price

£425,000

**Tenure:** Freehold

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 1

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

Brand new in 2022 and therefore still within its new build warranty, is this immaculately presented, three bedroom, semi-detached home, located on the popular Watermans Park near Coldharbour, Gravesend.

The current owner has maintained the property to a great standard and so the condition is good-as-new.

With rooms of generous proportion, lots of natural light, a spacious garden and two allocated parking spaces to the rear of the property, it is a fantastic option for first time buyers, young or growing families, or perhaps those looking to downsize, to something with next to no maintenance required.

Downstairs, the property comprises entrance hall with downstairs cloakroom, a separate, stylish fitted kitchen, and a large open-plan lounge-diner, to the rear. There is also an under-stair storage cupboard.

Upstairs, the property offers two spacious double bedrooms, with the master bedroom benefitting from an en-suite shower-room. Bedroom three is a traditionally smaller single, which offers versatility and could double up as a fantastic home office, dressing room, or children's nursery. A family sized bathroom completes the internal accommodation, featuring shower-above-bath, WC and wash-hand basin.

Further benefits internally, include gas central heating, double glazing throughout and a loft space for additional storage.

Externally, the property offers a low-maintenance rear garden, featuring two sections of patio / seating areas. There is a storage shed, and there are steps up to a rear access gate, which leads to the two allocated parking spaces.

The property is well positioned for road links to the A2, M25, M2 and M20. Within walking distance, there are also Superstores to include a Morrisons and a Lidl, plus leisure facilities, including a gymnasium at the nearby Cyclopark.

There are a number of reputable primary and secondary schools within close proximity, whilst there are excellent transport links from Gravesend and Ebbsfleet Train Stations, both of which offer a High Speed link to the capital.

**Tenure:** Freehold

**Council Tax Band:** D

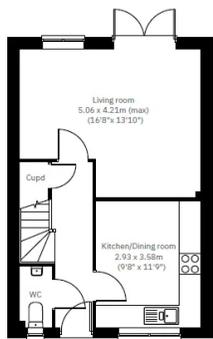
**Estate Management Charge:** £265.35 per annum

Enquire now to book your viewing slot.

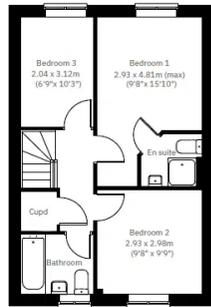








Ground floor



First floor

Cornfield Drive, Gravesend, Kent, DA11 7FD

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.

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