



23, Southfields Green,  
Gravesend, DA11 7AD

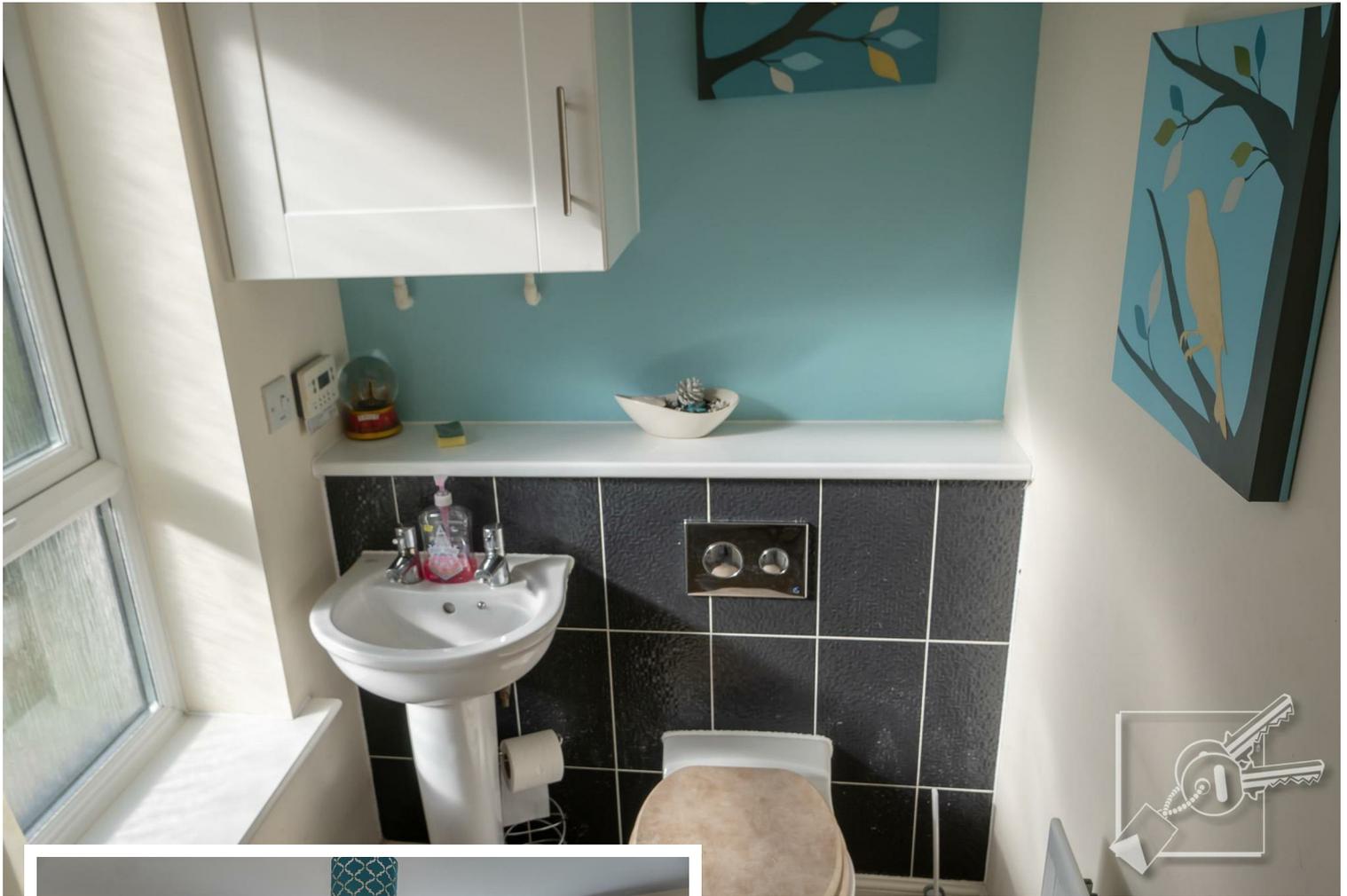
Price Guide £370,000



- SOLD BY SEALEYS WALKER JARVIS
- Allocated Off Street Parking To Rear, Ground Floor Cloakroom
- Arranged over Three Floors, Open Plan Kitchen/Diner
- Family Bathroom + En-Suite Shower Room Master Bedroom



## 23 Southfields Green, Gravesend, , DA11 7AD



### DESCRIPTION:

£370,000 -£380,000 A deceptively spacious terrace town house, offering impressive size versatile accommodation over three floors for the whole family. The property is exposed to much natural light and boasts well proportioned rooms throughout, including three double bedrooms. On entering the property from the ground floor into the hall, you are greeted by the main hub of the home which is a generous size open plan kitchen/diner, a perfect place for entertaining the family or for social gatherings. You can also access the garden from here. There is a convenient ground floor cloakroom for added convenience.

On the first floor you will find the living room with a Juliette balcony over looking the rear garden. The second bedroom is located on this level too and also boasts double glazed doors opening onto a Juliette style balcony.

On the second floor you will find the master bedroom with built in wardrobe and en-suite shower room, Bedroom three and the family bathroom.

The property is heated by gas central heating and the windows are double glazed. There is an allocated parking space situated behind the property accessed via communal double gates and a key fob.



#### LOCATION:

Southfields Green is a popular modern development situated off Singlewell Road, Gravesend. Offering excellent transport links including easy access on to the A2 with links to the M2, M20 and M25.. Gravesend town centre and mainline railway station is less than three miles away, where you can catch the high speed train to St Pancras, London and arrive in just 23 minutes, whilst Ebbsfleet International railway station is also easily accessible, where you can also catch the high speed train and arrive in London in just 17 minutes. There are local primary, secondary and grammar schools all within the catchment area, along with further education at "North Wet Kent College". Jeskyns country Park is close by which is popular with families and dog walkers, whilst the Cyclo Park hosts various sport and fitness classes, for the whole family.

#### FRONTAGE:

A small open plan frontage with pebbles and a Vriesea sets the house back from the pavement. Path leading to front door.

#### GROUND FLOOR:

##### HALL:

Laminate floor, radiator, access to cloakroom and kitchen/diner.

##### KITCHEN/DINER:

A bright and spacious open plan living space. The kitchen area is fitted with white gloss wall and base units, ample work surfaces, including a room dividing breakfast bar. One and a half bowl stainless steel and drainer, gas hob with double oven under, integrated dishwasher ( we understand this is currently not working), integrated fridge and freezer, built in under stair storage cupboard. Two radiators. Open to a dining area with plenty of space for a family size dining table and chairs, double glazed patio doors leading out to rear garden.



##### GROUND FLOOR CLOAKROOM:

Double glazed window to front, low level w.c., pedestal wash basin, wall mounted cupboard housing boiler and timing controls for hot water and central heating.

##### STAIRS TO FIRST FLOOR:

Carpeted stair case.

##### LOUNGE:

A spacious room with double glazed patio doors opening to a Juliette balcony and overlooking the rear garden, radiator, laminate floor.

##### BEDROOM 2:

A double room, with double glazed patio doors opening on to Juliette balcony, laminate floor, radiator. The vendors currently use this room as their office.

##### STAIRS/LANDING TO 2ND FLOOR:

Carpeted stairs, laminate floor to landing. Built in airing cupboard.

##### BEDROOM 1 (MASTER BEDROOM):

A double room with double glazed window to front, laminate flooring, built in double wardrobe with ample hanging space, radiator. ( Custom made bed frame can remain if required). Door to:

##### EN-SUITE SHOWER ROOM:

A white suite comprising of pedestal wash, low level w.c., shower cubicle with glass sliding screen. laminate floor, part tiled walls.





**BEDROOM 3:**

A double room with double glazed window to rear, laminate floor, radiator.

**FAMILY BATHROOM:**

Double glazed window to rear, laminate floor, radiator, part tiled walls. White suite comprising panelled bath, pedestal wash basin, low level w.c.

**GARDENS:**

Enclosed rear gardens with fencing to side and rear, rear gate. Mostly laid to grass.

**PARKING:**

There is an allocated parking space to the rear of the house in the designated parking area, which is accessed by double wrought iron security gates with a key fob. There are visitor parking bays surrounding the development.

**TENURE:**

Freehold: We understand there is an Estate Management Fee payable to Hyde Housing of £12.50 per month, towards the upkeep of the development.

**SERVICES:**

Mains Gas, Electricity. Water & Drainage.

**LOCAL AUTHORITY:**

Gravesham Borough Council

Council Tax Band E - £2803.97 p.a.



Floor plan is for illustrative purposes only. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>85</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

184 Parrock Street  
Gravesend  
Kent  
DA12 1EN

[www.sealeys.co.uk](http://www.sealeys.co.uk)  
Email: [sales@sealeys.co.uk](mailto:sales@sealeys.co.uk)  
Tel: 01474 369368



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