



**Ferndown, Vigo, Gravesend, Kent, DA13**

**Guide Price: £375,000**

*Freehold*



# Ferndown, Vigo, Gravesend, Kent, DA13

\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

Offered to the market with the benefit of NO FORWARD CHAIN is this substantially extended, three bedroom end-terrace.

Located at the end of a quiet cul-de-sac within the sought after Vigo village, the home is a great option for first time buyers and young or growing families.

There is plenty of unrestricted residents' parking in the cul-de-sac, together with a garage en-bloc for added convenience.

Downstairs, the home benefits from an entrance porch as it has been double-storey extended, to the front. From this, there is an entrance hall which leads to a downstairs WC for convenience, located underneath the stairs.

To the left, there is a spacious lounge-diner which enjoys plenty of natural light, given its large windows and door to the rear garden. There is a separate, large galley-style kitchen, which sits within a side extension. This includes integrated appliances and another door to the rear garden.

Upstairs, the property offers three double bedrooms, a rare benefit for homes in this village. Each room is large enough to accommodate a double bed, with plenty of free-standing wardrobes/drawers (or the potential for them to be built-in). Completing the accommodation is a generously proportioned family bathroom, featuring bath, separate shower cubicle, toilet and wash/hand basin.

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

Externally, there is a low-maintenance rear garden. This features a large patio/seating area, with a retaining wall and steps that lead up to a section that is laid-to-lawn, at the rear. There is secure fencing to the perimeter, as well as a side gate which leads to a footpath.

Vigo Village is well connected to the M20, M25, M2 and A2, via the Gravesend Road (A227). The village itself offers a primary school, a convenience store, a children's play park and the popular Trosley Country Park.

The nearby Meopham Village is home to three renowned pubs and the closest of a number of reputable secondary schools (see school checker for more). The village primary school is within walking distance, and there is a public bus service offering routes to Sevenoaks, Gravesend and Bluewater, with school coach services available for routes to Gravesend and Mayfield grammar schools.

For commuters, nearby train stations include Meopham and Borough Green & Wrotham, for links to London Victoria, London Bridge or London Charing Cross, with Ebbsfleet International an option for those who prefer a High Speed link (for connections to Stratford Intl or Kings Cross St Pancras, both in under 25 minutes).

Tenure: Freehold  
Council Tax Band: D









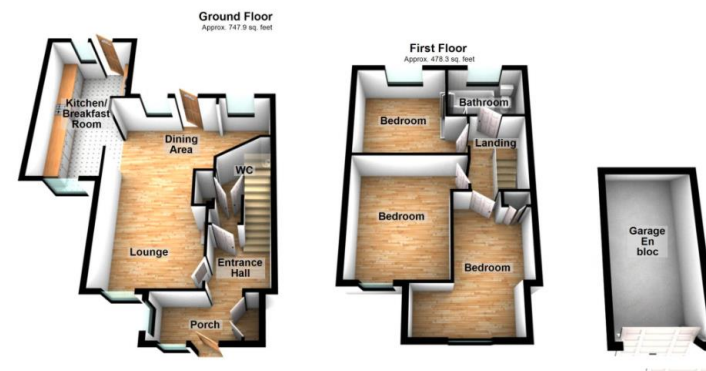












  
**Dan Thomas**  
— & Co. —

Ferndown, Vigo, Kent, DA13 0SR

Total Floor Area 113.9sqm (1226.2sqft) approx.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.