

# HUNTERS®

HERE TO GET *you* THERE

**37 Trosley Avenue, Gravesend, DA11 7QN**

**Guide Price £375,000 - £400,000**

**Property Images**



# HUNTERS<sup>®</sup>

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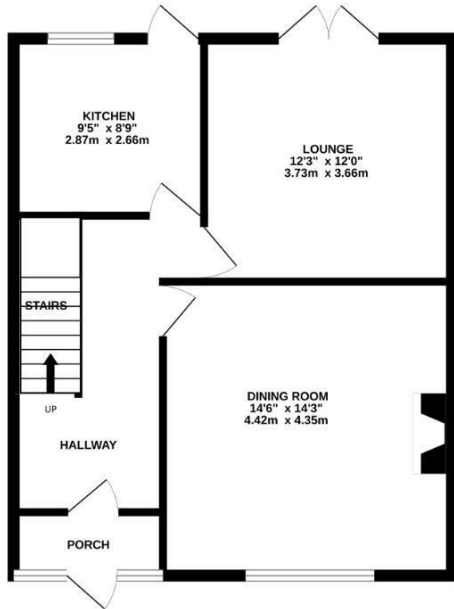
## Property Images



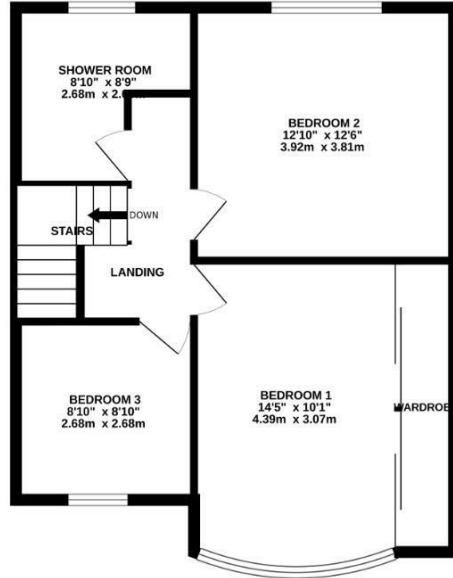
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GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TROSLEY AVENUE, GRAVESEND, DA11

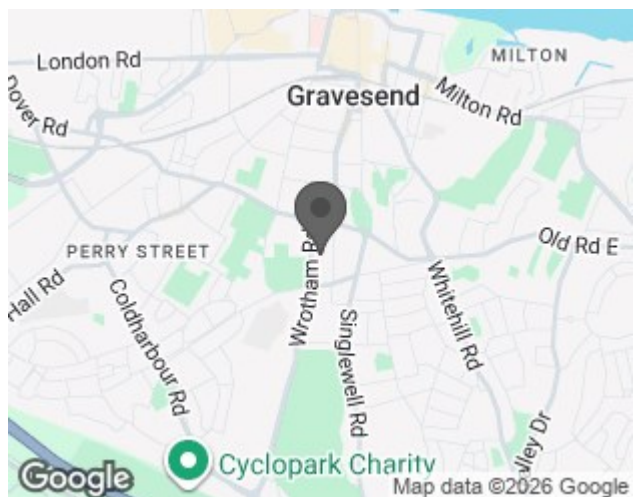
TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## EPC

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>67</b> | <b>86</b>                  |
| (81-91) <b>B</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 |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

Guide Price £375,000 - £400,000.

Nestled on Trosley Avenue, this well presented three bedroom home offers a blend of comfort and style. With its well presented interior, this property makes an ideal choice for families or individuals seeking a welcoming home.

Upon entering, you are greeted by the separate kitchen, two reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space.

Upstairs boasts three good sized bedrooms, which can accommodate various needs, whether it's for a growing family or for those who require a home office. In addition to this the main bedroom is complete with its own built in wardrobes, followed by the family bathroom.

Externally, the rear garden features a patio area and artificial grass allowing a nice space for children to play or a peaceful retreat to sit and unwind during the summer months.

Additional benefits include a garage en bloc which you could use for extra storage and can also parking a singular vehicle in front of.

With a prime location, this home benefits from a convenient position with access to local amenities, schools, and transport links, which could appeal to those looking to commute.

Lastly, this is a wonderful opportunity for anyone looking to buy, so do not miss the chance to make this charming property your new home!

## Features

- Three generous sized bedrooms
- Well presented throughout
- Ideal first time purchase
- Two reception rooms
- Garage en bloc
- Close to town centre
- Rear garden
- Must view
- EPC rating D