

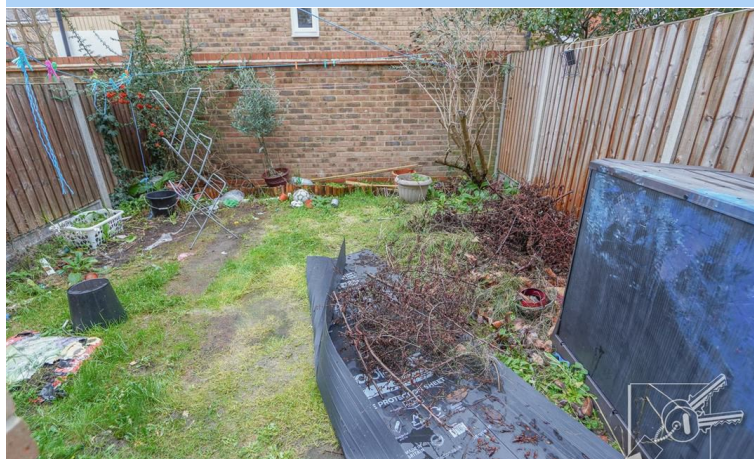


2B, St. James's Road,  
Gravesend, DA11 0HE

Price Guide £450,000

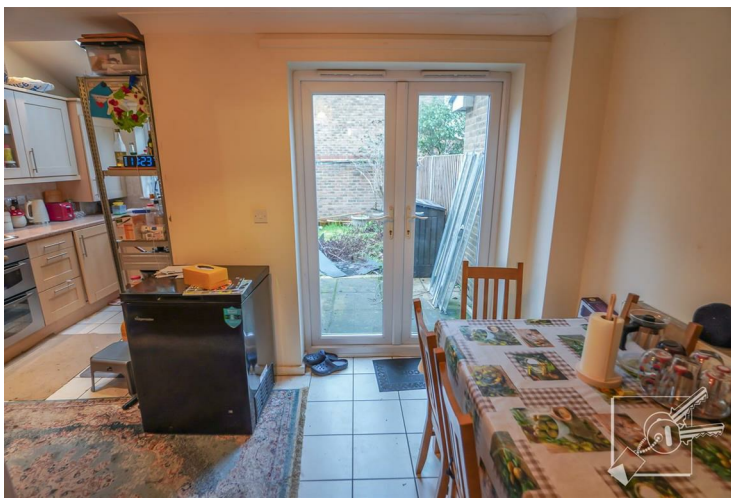


- Four Bedroom Town House, GF Cloakroom
- Integral Garage & Parking on Drive
- Walking Distance Of Gravesend Railway Station & Town Centre
- En-Suite Shower Room To Master Bedroom & Family Bathroom





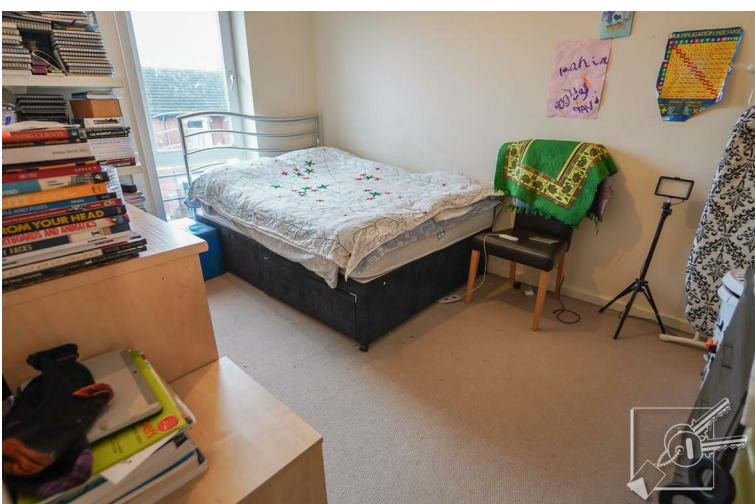
## 2B St. James's Road, Gravesend, , DA11 0HE



### DESCRIPTION:

£450,000 - £475,000 Built in 2007 by Birkby Homes, this four bedroom town house offers substantial size living accommodation for family occupation, arranged over three floors. The accommodation comprises entrance hall with ground floor cloakroom and access to the integral garage, an 'L' shaped fitted kitchen/diner with integrated appliances and double glazed doors out to the rear garden. On the first floor you will find the lounge with access onto a balcony, family bathroom and a double bedroom, whilst the top floor comprises the master bedroom with en-suite shower room, another double bedroom and generous sized fourth bedroom which is currently used as an office. The house benefits from double glazed windows throughout, gas central heating, and an integral garage with additional parking for one car on the drive way. Viewing is highly recommended to appreciate just what is on offer here.





#### LOCATION:

The property is situated in an established residential road, just a couple minutes walk from Gravesend Railway Station, offering a domestic service to Charing Cross and a high speed service to St Pancras, London in just 22 minutes making it an ideal location for commuters. The main bus station is also situated just alongside the railway station. Gravesend town centre is just a few minutes walk and there is a local shop practically opposite where you can pick up your everyday essentials. There are local primary, secondary and grammar schools within walking distance of the house. The A2 is easily accessible with links to the M25, M2 and M20 for those that drive.

#### FRONTAGE:

The property is approached from the front drive leading to the front door, with parking space for one car. There is a bin storage area to the right hand side as you approach the property.

#### HALL:

Front door leading into hall with laminate floor, radiator, large built in storage cupboard. Access to garage, cloakroom and kitchen/diner.

#### CLOAKROOM:

White suite consisting low level w.c., pedestal wash basin, radiator, extractor fan, laminate floor.

#### KITCHEN/DINER:

An L shaped room with double glazed doors from dining area leading out to rear garden, tiled flooring, radiator. The kitchen area is fitted with maple effect wall and base units. two deep pan drawers, rolled edge work surfaces, inset stainless steel one and a half bowl sink and drainer, inset gas hob with extractor hood above, electric double oven, integrated dishwasher, washing machine and fridge/freezer. Double glazed window to rear from kitchen area.

#### STAIRS/LANDING TO FIRST FLOOR:

Carpeted staircase.

#### LOUNGE:

An L shape room with two sets of double glazed doors leading out onto balcony, two radiators, carpet.

#### BEDROOM 3:

A double room with double glazed Oriel window to rear, radiator.

#### FAMILY BATHROOM:

Double glazed window to rear. White suite comprising panelled bath with shower over, pedestal wash basin, low level w.c., heated towel rail, tiled floor. partially tiled walls.

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

Carpeted staircase, access to boarded loft, over stair storage cupboard.

#### MASTER BEDROOM:

Double glazed Oriel window to rear, carpet, radiator. Built in double wardrobe. Access to:

#### EN-SUITE SHOWER ROOM:

Double glazed window to rear, white suite comprising shower cubicle, pedestal wash basin, low level w.c., Heated towel rail.



#### BEDROOM 2:

A double room with double glazed window to front, built in wardrobe, carpet, radiator.

#### BEDROOM 4:

Double glazed window to front, carpet, radiator. (This room is currently set up as a home office, however there is plenty of space for a single bed and furniture).

#### GARDEN:

The rear garden is fully enclosed with paved patio, grass area, brick wall and fencing. Outside light.

#### GARAGE:

An integral garage with power, light, a rolling door and personal door leading into the hall.

#### TENURE:

Freehold

#### LOCAL AUTHORITY:

Gravesham Borough Council

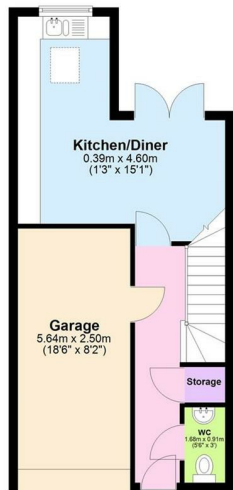
Council Tax Band E - £ 2803.97 for 2025-2026

#### SERVICES:

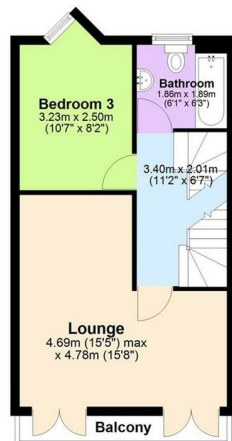
Mains Gas, Mains Electric, Mains Drainage, Mains Water



Ground Floor



First Floor



Second Floor



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

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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