Sealeys Walker Jarvis

Guide Price £350,000 - £360,000

181, Dene Holm Road,
Gravesend, DA11 8LQ

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- SOLD BY SEALEYS WALKER JARVIS
- Additional Study/Office Upstairs
- Good Size Garden, Garage To Rear
- Off Street Parking To Front

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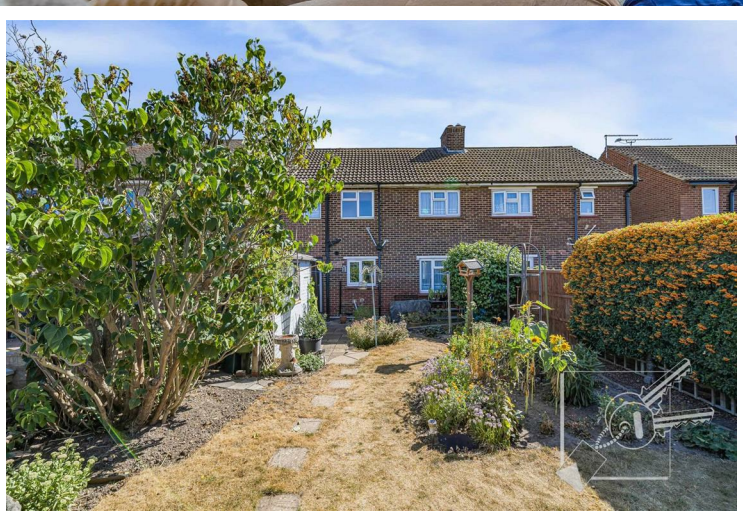


DESCRIPTION:

£350,000 -£360,000 This three bedroom extended semi-detached house has been with its current vendors for many years and is now looking for a new family to enjoy as much as they have. The accommodation is thoughtfully designed and includes a porch extension to the front, lounge/diner, kitchen, separate utility room, first floor bathroom, two double bedrooms, one single bedroom and a first floor study/office. There is a decent size garden to the rear, a garage within the rear boundary and off street parking to the front. Other benefits include double glazed windows and part Gas Central Heating. Early viewing is highly recommended as properties in this location do not normally remain on the market for very long.

LOCATION:
This property on Dene Holm Road, Northfleet, backs onto allotments and is located off Coldharbour Road, Northfleet. It is a perfect location for young families with a good selection of nursery, primary, secondary and Grammar schools close by. There are local shops and amenities within walking distance, where you can pick up your every day essentials whilst Morrisons and Lidl Super Stores are just down the road. and in the opposite direction is a Sainsburys super store. It is in close proximity of the Cyclopark and Cygnet Leisure Centre which both host a wide range of sporting activities for the whole family. Offering excellent transport links including a high speed train service from Gravesend railway station to St Pancras Station, London in just 23 minutes or you can travel from Ebbsfleet Station and be in London in just seventeen minutes. The A2, with links to M2 ,M20 and M25 are easily accessed for those that drive and there is a commuter coach service to London that runs from this location.

FRONTAGE:
Mostly gravelled, paved path to front door, retaining wall one side and front, hedge to other side, flower beds, ornamental bark area. Off street parking . This could easily be opened up to create more parking.

PORCH:
uPVC outer door, multipaned glazed inner door to: laminate floor, radiator.

HALL:
Laminate floor, radiator. Access to reception room and utility room.

LOUNGE/DINER:
Double glazed window to front, Gas Fire, under stair storage cupboard, carpet, double glazed window to rear.

KITCHEN:
Double glazed window to rear. Fitted with Beech effect wall and base units, work surfaces, built in electric oven and hob, stainless steel sink and drainer. Wall mounted Worcester boiler for hot water and central heating.

UTILITY ROOM:
An extension to the side with double glazed window to rear and door to garden. Fitted with beech effect wall and base units to match the kitchen units, creating extra storage space.

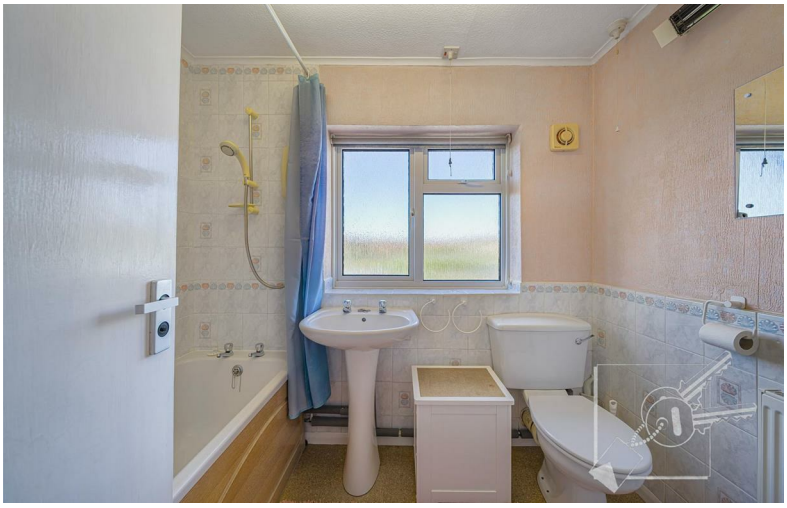
STAIRS/LANDING:
Carpet, radiator, access to loft.

BEDROOM 1:
Double glazed window to front, carpet.

BEDROOM 2:
Double glazed window to rear, carpet, radiator, built in cupboard.

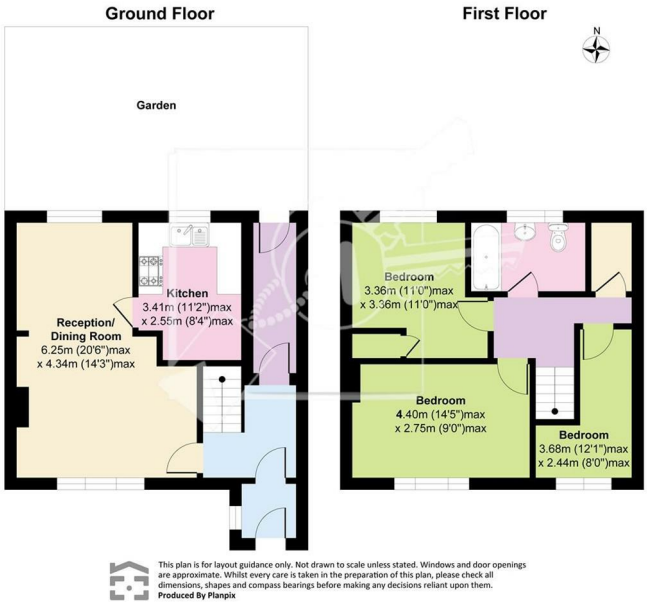
BEDROOM 3:
Double glazed window to front, carpet, radiator.

STUDY/OFFICE
Double glazed window to rear, carpet,.



Dene Holm Road, Northfleet,Northfleet, Gravesend, Kent, DA11

Approximate Gross Internal Area 89.6 sq m / 965 sq ft



BATHROOM:

Double glazed window to rear, radiator, cork tiled floor, part tiled walls, shaver point, Panelled bath, pedestal wash basin, low level w.c..

REAR GARDEN:

Paved patio, lawn, pond, flower beds, shrubs and bushes, greenhouse, various fruit trees, outside water tap.

GARAGE:

Detached in boundary of rear garden, up and over door, door to garden.

TENURE:

Freehold

LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band C (£2123.23 pa 2026/2027)

UTILITIES.

Mains Gas, Mains Electricity, Mains Water, Mains Drainage.

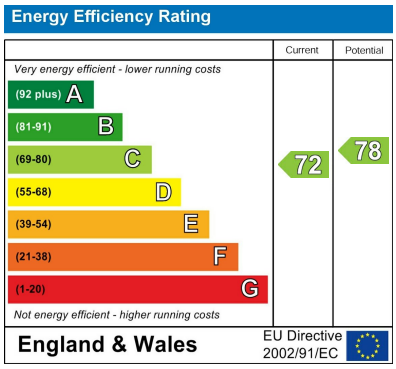
IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.



184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk
Email: sales@sealeys.co.uk
Tel: 01474 369368

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