



Biddenden Way, Gravesend, DA13 9DE  
Guide price £425,000 - £450,000 Freehold



Guide Price £425,000 - £450,000. The Homes Group are delighted to offer to the market this beautifully presented three bedroom semi-detached house with views across fields from the first floor, located on a corner plot in the popular village of Istead Rise.

This family home has been updated throughout by the current owners with highlights that include a 17'7 x 10'6 kitchen/diner which boasts a 6' x 3' island unit, bi-fold doors to the garden and banquette style dining area, a 17'6 x 12'9 living room plus a first floor bathroom with modern roll top bath and separate shower cubicle.

There is a 60' garden to the rear with seating areas and includes the 20' x 14' garage which has gated parking for one car in front of it.

**Enclosed Porch**

5'10 x 2'8 (1.78m x 0.81m)

**Living Room**

17'6 x 12'9 (5.33m x 3.89m)

**Kitchen/Diner**

17'7 x 10'6 (5.36m x 3.20m)

**Landing**

**Bedroom One**

12'10 x 9'4 to wardrobes (3.91m x 2.84m to wardrobes)

**Bedroom Two**

10'7 x 9'2 (3.23m x 2.79m)

**Bedroom Three**

9'6 x 7'2 (2.90m x 2.18m)

**First Floor Bathroom**

8'3 x 7'8 (2.51m x 2.34m)

**Rear Garden**

60' incl garage (18.29m incl garage)

**Garage to Rear**

20' x 14' (6.10m x 4.27m)

**Gated Parking to Rear**

**Tenure - Freehold**

**Council tax - Band D**





### Ground Floor



### First Floor



Total area: approx. 78.4 sq. metres (844.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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