



**Price**  
**£650,000**

**Freehold**

3x  1x  2x 

**Chalky Bank, Gravesend,  
Kent, DA11**

*Wards*  
Helping you move forwards





## Main features

- Stunning family home in the sought after Chalky Bank area
- Open plan kitchen/dining area ideal for entertaining
- Large utility room and downstairs cloakroom
- Beautiful rear garden with an outside terrace, perfect for a summer's evening

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen : 10'8 x 8'4 (3.25m x 2.54m)  
 Study : 6'0 x 5'3 (1.83m x 1.60m)  
 Kitchen 2: 11'4 x 6'0 (3.46m x 1.83m)  
 Dining Area: 14'7 x 10'11 (4.45m x 3.33m)  
 Lounge : 14'6 x 11'1 (4.42m x 3.38m)  
 Cloakroom  
 Former Garage (Utility Room): 9'2 x 7'2 (2.80m x 2.19m)

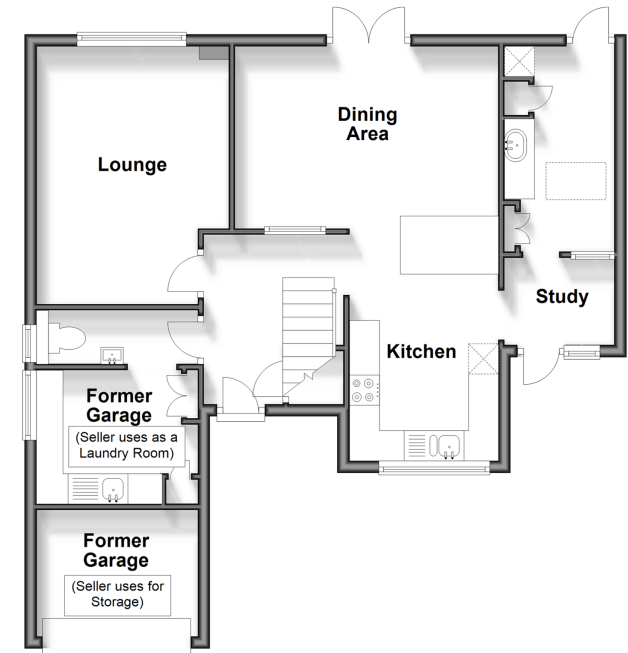
### FIRST FLOOR

Landing  
 Bedroom 1: 11'7 x 10'9 (3.53m x 3.28m)  
 Bedroom 2: 11'2 x 8'5 (3.41m x 2.57m)  
 Bedroom 3: 11'6 x 8'1 (3.51m x 2.47m)  
 Bathroom: 11'1 x 5'7 (3.38m x 1.70m)

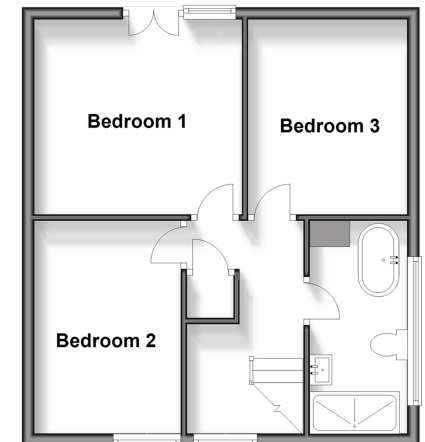
### OUTSIDE

Driveway  
 Former Garage(used as Storage)  
 Rear Garden  
 Covered Terrace

**Ground Floor**  
 Approx. 68.0 sq. metres (732.1 sq. feet)



**First Floor**  
 Approx. 42.8 sq. metres (460.8 sq. feet)



**Call Gravesend - 01474 352417 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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