

**For Sale: Gravesend DA11**

**4 Bedroom House**

**OIRO £385,000.00**



**Estates Ltd**

**Property Sales and Management**



**For Sale**

**Quarry Close**

**OIRO: £385,000.00**

**E & C Estates: are proud to present this  
4 Bedroom House in Gravesend DA11**

**Viewing by appointment only  
E & C Estates**

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**E & C Estates Ltd present this immaculately presented 4 bedroom house arranged over three floors set in a quiet Cul-de Sac laid over three floors is a short walk to Gravesend Town Centre and short drive to Ebbsfleet International Train Station.**

**Internally this Family Home has been decorated to a high standard.**

**To the front of this four double bedroom Family home is off road parking space for one car.**

**Through the front door is a spacious hallway with nicely laid laminate flooring covering the whole of ground floor.**

**The ground floor of this spacious property boasts a large fully fitted modern integrated kitchen with appliances that include, Washing Machine, Fridge freezer, gas hob and oven. There is also added bonus of a guest WC. To the rear of the property is a large reception room with access via double glazed French doors to the over 25ft long rear garden. The garden has rear access to the alleyway behind property.**

**The Second floor has two spacious double bedrooms to the rear and front of property one with a 3 piece En-suite bathroom. The large 3 piece modern tiled family bathroom can also be found on the first floor.**

**On the second floor you will find two more fully carpeted double bedrooms and large storage space.**

**This property comes with a garage.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

## **Measurements:**

**Hallway: 16'3 x 6'5 (4.9 x 1.9)**

**Kitchen: 11'7 x 9'6 (3.5 x 2.7)**

**Guest WC: 9'7 x 3'2 (2.9 x 0.9)**

**Reception: 17'9 x 15'8 (5.4 x 4.8)**

**Bathroom: 9'4 x 5'5 (2.8 x 1.6)**

**Bedroom 1: 13'1x 11'5 (4.2 x 3.5)**

**Bedroom 2: 13'3 x 9'3 (4.0 x 2.8)**

**Bedroom 3: 15'2 x 12'06 (4.6 x 3.8)**

**Bedroom 4: 12'9 x 11'9 (3.9 x 3.6)**

**Storage: 5'4 x 3'1 (1.6 x 0.9)**

**Rear Garden: 25'0 x 18'0 (7.6 x 5.4)**

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