



29 ST. DAVIDS CRESCENT

GRAVESEND, DA12 4AS

£375,000
FREEHOLD

SPACIOUS and well presented three bedroom home. Two separate receptions, two double bedrooms with a good sized third, separate WC and bathroom. POTENTIAL TO EXTEND STUPP as well as CREATE PARKING. No Forward Chain

TEMPLE WHARF
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- Three Bedroom Home • Two Separate Reception Rooms • Well Presented • Good Sized Rear Garden • Potential to Extend STUPP • Potential to Create Parking • Close to local Amnities • Good Transport Links • No Forward Chain



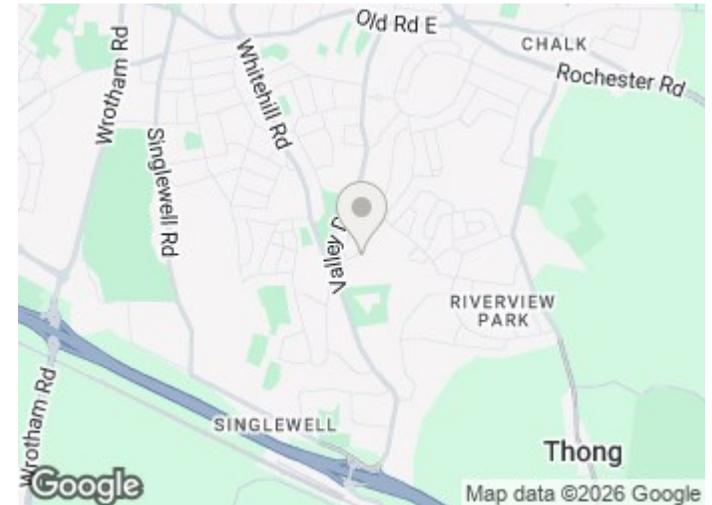
This spacious three bedroom semi detached home has recently been improved and is presented in very good condition. There are two separate reception rooms as well as the kitchen with plenty of storage and work surface space. Upstairs there are two double bedrooms with a good sized third and a separate WC and bathroom, which works great for families.

Outside to the front and rear there are great sized gardens, in good condition, for you to tend and enjoy. There is excellent potential to extend the property into the loft and to the side, subject to the relevant planning permissions. The high apex ceilings offer an ideal opportunity for a spacious and light-filled conversion.

Situated in a quiet crescent just off Valley Drive which gives you access to good bus routes, quick access to the A2 as well as the shops and amenities at the end of Valley Drive and at Leander Drive. Riverview school, Thames view and St Johns Schools are all within walking distance.

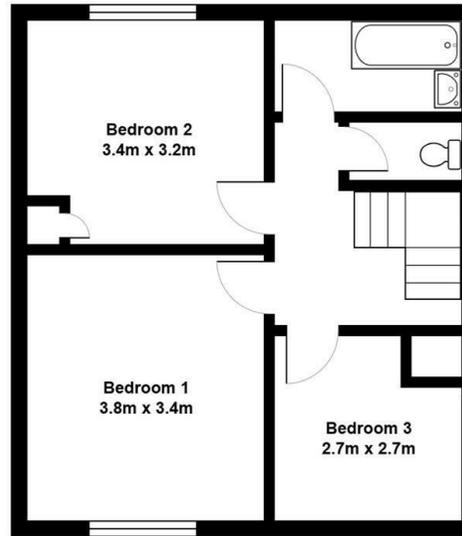
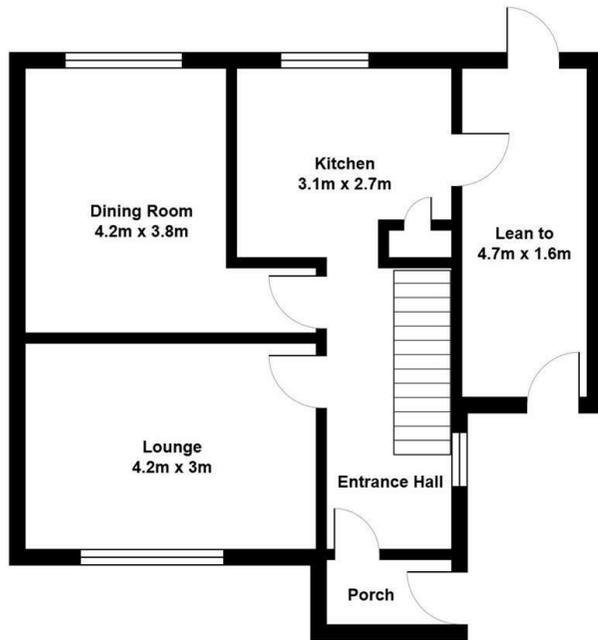
Offered for sale with no forward chain. Council Tax Band C. EPC Grade C.

To meet legal anti-money laundering requirements, we carry out buyer identification checks. A modest fee of £10 per person (no VAT) is charged solely to cover these costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(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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