



Hazell Holland

Spacious four bedroom family home located in a desirable residential area within close proximity of local schools, Sainsburys supermarket, Ebbsfleet International station and convenient transport links including the A2/M2/M25. With benefits including a separate lounge, spacious kitchen/diner, two bathrooms, off street parking, low maintenance garden and a short stroll to the local park, your earliest viewing is highly recommended.

Guide Price £425,000 - £450,000



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Gwynn Road
Northfleet
Gravesend
Kent
DA11 8AP



Entrance Porch

Double glazed sliding porch door with double glazed windows to sides and front. Ceramic tiled flooring.

Entrance Hall

Opaque part glazed wooden entrance door. Parquet flooring. Dodo rail. Radiator. Coved ceiling.

Lounge

13'5 to bay x 115 (4.09m to bay x 35.05m)
Double glazed bay window to front. Radiator. Carpet. Coved ceiling. Ceiling rose.

Kitchen/Diner

Dining Area

21'7 x 8'4 (6.58m x 2.54m)
Part glazed double doors to conservatory. Wood varnished flooring. Radiator. Coved ceiling. Stone pebble gas fireplace with fire surround. Open to kitchen.

Kitchen Area

10'1 x 8'2 (3.07m x 2.49m)
Opaque double glazed window to side. Range of fitted wall and base units with granite work surfaces over with undermount stainless steel sink with mixer tap. Double oven, gas hob, extractor fan and microwave. Space for American fridge/freezer. Plumbing for washing machine and dishwasher. Parquet flooring.

Conservatory

14'3 x 10'8 (4.34m x 3.25m)
Double glazed conservatory with double glazed pitched roof, double glazed windows to rear and double glazed double doors to garden. Wood laminate flooring.

Ground Floor Shower Room

7'6 x 5'7 (2.29m x 1.70m)
Opaque double glazed window to side. three piece white suite comprising: Double sized shower unit with multi jet shower over, tiled walls and sliding door, low level wc and wash hand basin. Heated towel rail. Extractor fan. Tiled walls and flooring.

First Floor Landing

Double glazed window to side. Carpet.

Bedroom 2

13'6 to bay x 10'7 (4.11m to bay x 3.23m)
Double glazed bay window to front. Carpet. Radiator.

Bedroom 3

11'6 x 9'8 (3.51m x 2.95m)
Double glazed window to rear. Radiator. Carpet.

Bedroom 4

6'5 x 5'6 (1.96m x 1.68m)
Double glazed window to front. Radiator. Carpet.

Bathroom

6'6 x 5'9 (1.98m x 1.75m)
Opaque double glazed window to rear. three piece white suite comprising: Panelled Jacuzzi bath with bath filler, mixer shower over and screen, wash hand basin and low level wc. Wood laminate flooring. Par5 tiled walls. Heated towel rail.

Second Floor Landing

Carpet.

Bedroom 1

13'4 x 10'7 narrowing to 8'8 (4.06m x 3.23m narrowing to 2.64m)
Double glazed Velux window to front and double glazed window to rear. Carpet. Radiator.

Rear Garden

37' to conservatory (11.28m to conservatory)
Patio area with pathway to rear. Artificial grassed lawn. Fenced. Outside tap. Shared side access.

Outbuilding

13'7 x 11'5 (4.14m x 3.48m)
To rear used for storage.

Off Street Parking

Off street parking for two vehicles to front via blocked paved driveway.



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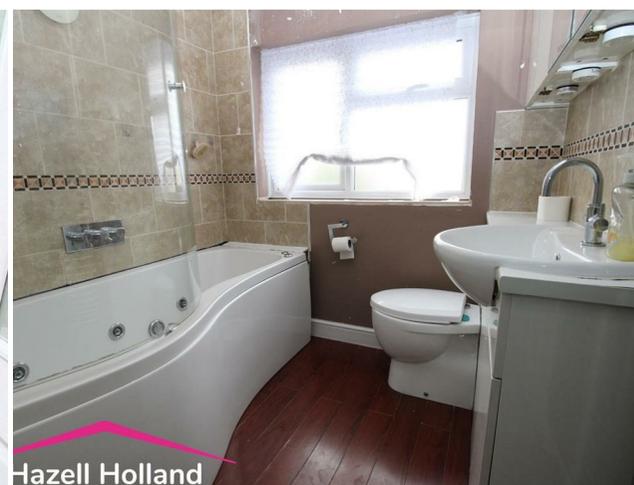
****Guide Price £425,000 - £450,000**** Hazell Holland welcome this spacious home in the desirable area of Northfleet, Gravesend, this delightful house on Gwynn Road. Built in the 1930s, this property boasts a generous living space of 1,335 square feet, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own space.

The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. Additionally, there are two bathrooms, ensuring that morning routines run smoothly for all occupants.

One of the standout features of this property is its prime location. It is within walking distance of local parks, providing a wonderful opportunity for outdoor activities and leisurely strolls. Families will appreciate the proximity to local schools, making the morning school run a breeze. For those who enjoy shopping, a Sainsbury's supermarket is conveniently close by, catering to all your grocery needs.



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Transport links are excellent, with Ebbsfleet International Station just a short distance away, offering quick access to London and beyond. Furthermore, Gravesend town centre is easily reachable, providing a variety of shops, restaurants, and amenities.

This house on Gwynn Road is not just a property; it is a place where memories can be made. With its spacious layout, convenient location, and family-friendly features, it presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful house your new home.



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Gwynn Road, Northfleet, Gravesend, DA11 8AP

- Four bedroom 1930's built semi detached house
- 13'5 x 11'8 Lounge
- 21' Fitted kitchen/diner
- 14'3 x 10'8 Double glazed conservatory
- Ground floor newly installed shower room
- Double glazing and gas central heating
- 3 Double bedroom and single 4th
- First floor family bathroom
- 37' Rear garden
- Off street parking to front for 2 vehicles



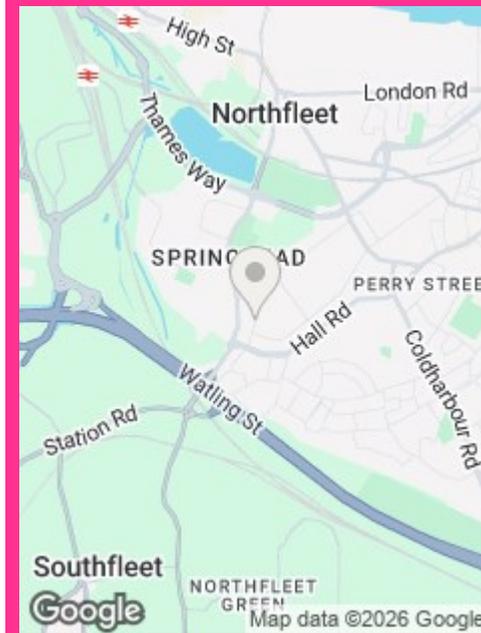


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SALES & LETTINGS

TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(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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