



**Guide Price From £400,000**  
**Sun Lane, Gravesend, Kent, DA12 5HW**

**Christopher Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)



Guide Price From £400,000 to £425,000.

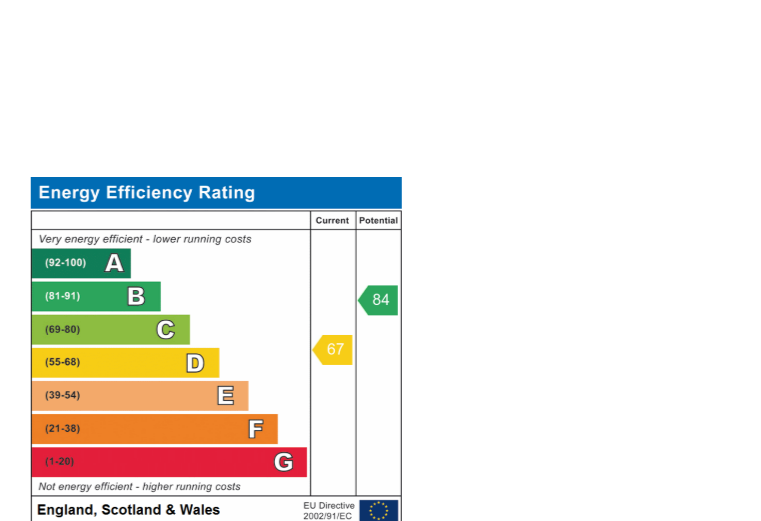
A larger than average, deceptively spacious THREE DOUBLE BEDROOM end terrace house situated in a small development of modern houses.

Presented in good decorative condition, this well maintained and modernised home comprises a good sized entrance hall, cloakroom, lounge, open planned kitchen/diner and conservatory on the ground floor with three double bedrooms, en suite shower room and a family bathroom on the first floor.

The property features a modern fitted kitchen, bathroom and en suite, gas central heating, double glazing and off street parking for two cars.

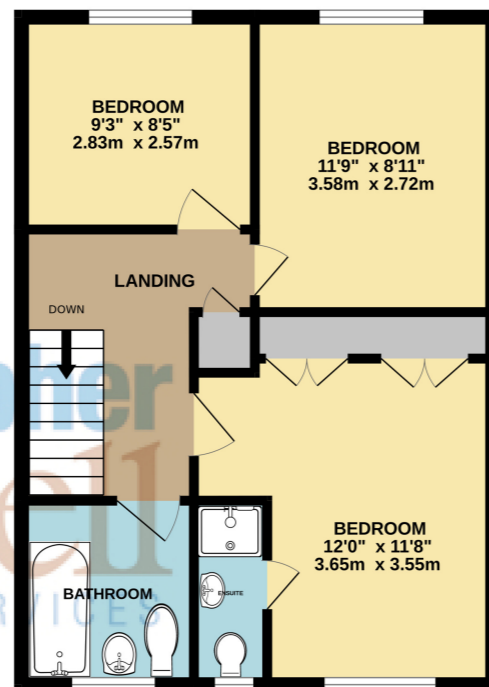
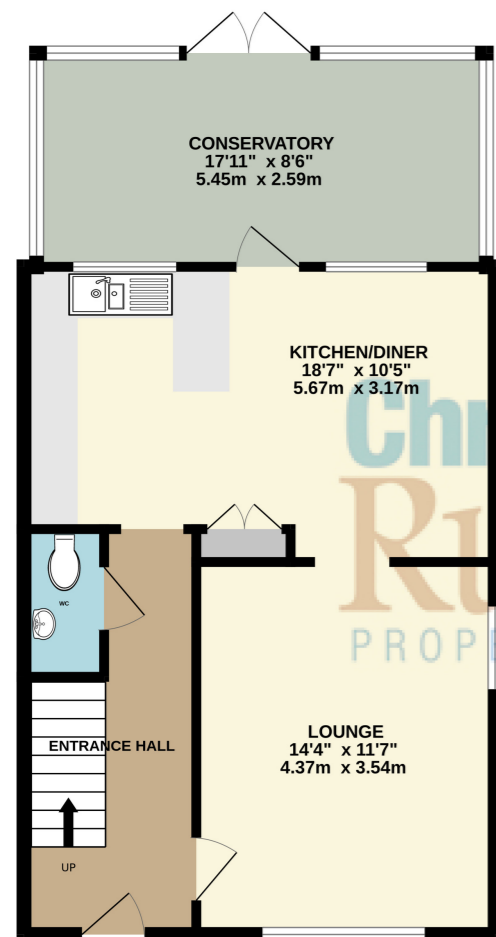
The rear garden is larger than average for this development and features a lawn with a range of established shrubs and planting.

Council Tax Band D.



GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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.

Made with Metropix ©2023