



## 33 Napier Road Northfleet

- Extended Mid Terrace Home
- Two/Three Bedrooms
- Open Plan Kitchen/Dining/Living Area
- Reception Room/Bedroom Three
- Downstairs Shower Room
- Bathroom
- Garden, Outbuilding
- No Onward Chain

Guide Price  
£315,000



OPEN HOUSE SAT 3rd FEB from 2pm - CALL TO BOOK YOUR APPOINTMENT

Guide Price £315,000-£325,000. We are pleased to be able to offer for sale this extended and much improved two/three bedroom mid terrace home. The property enjoys modern and open plan living with a beautiful kitchen/dining/living area with bi-fold doors onto the garden. Internal viewing is advised to fully appreciate this property.

Ebbsfleet International Railway Station is within 1 mile with services to London in approximately 17 minutes and across to Europe. The A2 giving access to the M2 and the M25 and Dartford Crossing is within  $\frac{1}{2}$  a mile. The town of Gravesend provides a range of shops, supermarkets, schools and leisure facilities including sports centres and swimming pools.

The accommodation, with approximate measurements and numerous power points, comprises:

#### **ENTRANCE HALL**

Entrance via double glazed front door. Radiator. Wooden flooring.





## RECEPTION ROOM/BEDROOM

12'1" x 9'7"

Double glazed bay window to front. Radiator. Laminate flooring. This room is currently used as a bedroom but could equally be used as a reception room if required.

## OPEN PLAN KITCHEN/DINING/LIVING AREA

### LIVING AREA

12'7" x 10'3"

Understairs storage cupboard. Radiator. Wooden flooring.

### KITCHEN/DINING AREA

29'7" x 11'7"

Range of wall and base units. 1½ bowl sink unit with mixer tap and drainer. Space for Range cooker. Built in dishwasher. Wooden flooring. Skylight window. Bi-fold doors to garden.

### SHOWER ROOM

Shower cubicle. Low level WC. Petite wash hand basin.

### BEDROOM

12'7" x 9'9"

Two double glazed windows to front. Radiator. Laminate flooring.





## BEDROOM

12'7" x 10'5"

Double glazed window to rear. Feature fireplace.

Radiator. Carpet. Door to:

## BATHROOM

Double glazed opaque window to rear. White suite comprising low level WC, panelled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, shower cubicle. Heated towel rail. Laminate flooring.

## REAR GARDEN

Decking area. Patio area with raised beds.

## OUTBUILDING

11'9" x 6'3"

Ideal as a home office, split into two. Larger room to front with double glazed door and double glazed window to front. Smaller room to rear. Power and light. Laminate flooring.

Tenure: Freehold

Council Tax Band: B

Fixtures and fittings by arrangement other than those mentioned.

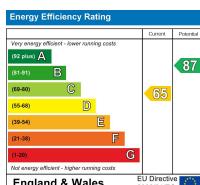
Open: Monday-Friday 9am-5.30pm  
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Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.  
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.