



# A well proportioned home set in vibrant Gravesend

**Brenchley Avenue, Gravesend, Kent, DA11**

£1,700 pcm plus fees apply, Unfurnished  
Available from now



- Spacious family home • Flexible accommodation • Multiple reception rooms • Desirable outdoor space • Off street parking • Garage

### About this property

This deceptively spacious homes provides ample flexible accommodation throughout.

Opening into the entrance hall with ample storage, the generously proportioned living room boasts a feature fireplace, an outlook to the front of the property and also to the rear through the conservatory.

Also accessed from the entrance hall is the kitchen which provides a range of upper and lower cupboards and is open plan to the spacious dining room. A doorway opens into an additional hall with access to the front of the property and the garage, and an internal which leads through to the study.

Sliding glass doors lead into large rear conservatory which extends across the back of the house and is also accessible from the living room and study, and enjoys views to the patio and garden beyond.

The ground floor also benefits from a guest cloak room.

Stairs rise to the upper floor which provides 5 double bedrooms, 3 of which benefit from a generously sized 'Jack and Jill' en suite shower room, whilst 1 of the bedrooms is accessed from a separate staircase from the internal hall. There is also a well appointed family bathroom and separate W.C.

Externally the property is approached by a block paved driveway leading to the garage. There is also a garden to the front which is planted with hedging.

To the rear is a patio, ideal for al fresco dining, and a rear garden which is mainly laid to lawn with mature shrubs and hedges.

### Local Authority

Gravesham Borough Council, Gravesend  
Council Tax Band = G

### Energy Performance

EPC Rating = D







### Local Information

This property is located in vibrant Gravesend with it's many amenities and excellent transport links.

Comprehensive shopping: Gravesend Town Centre offers a generous selection of shopping and social amenities. The ever popular Bluewater Shopping Complex is also approximately 5.8 miles away.

Rail services: A high speed rail service into London St Pancras International. Ebbsfleet International Station offers further excellent rail connections.

Sporting Facilities: The London Golf Club, West Kingsdown. Meopham Leisure Centre. Shoreham and Wrotham Heath Golf Clubs. Brands Hatch Spa. Riding, cricket and rugby in the local vicinity.

Transport Links: The M20/M26 can be accessed at the Wrotham interchange linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel Terminus in Ashford. The M25 links to the A2 which provides access into central London and to the O2 arena in Greenwich as well as to Ebbsfleet International Station with its high speed rail links into Central London and into Europe.

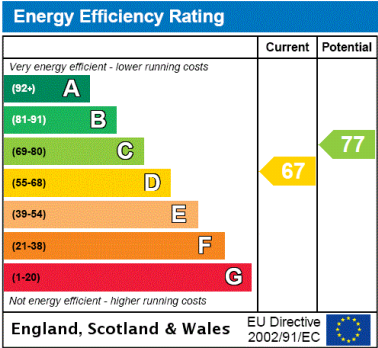
### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office. Telephone: +44 (0) 1732 789 760.



Brenchley Avenue, Gravesend, Kent, DA11

Olivia Thomas  
Sevenoaks Lettings  
+44 (0) 1732 789 760  
othomas@savills.com



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