



- 4 DOUBLE BEDROOMS
- MASTER EN-SUITE
- MODERN FAMILY BATHROOM
- WELL APPOINTED MODERN KITCHEN

61 Sun Lane, Gravesend, DA12 5HQ

Guide Price £375,000

W Welch Estate Agents are delighted to offer to market this substantial 3 story house with additional basement on Sun Lane in Gravesend. Off-road parking and easy access up to London and the M2/M25 make this an ideal commuter home with large private garden.



w-welch
estate agents west sussex

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		54	80
EU Directive 2002/91/EC			

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements