



Valley Drive

Gravesend | Kent | DA12 5RS



Valley Drive

Gravesend, Kent, DA12 5RS

£375,000 to £400,000

Freehold

Located on a popular road in Gravesend, within easy access to transport links and school catchment area is this immaculately kept 3 bedroom semi detached residence with both driveway and garage.

Benefitting from:

- Immaculately Presented Throughout
- 2 Reception Rooms
- Garage and Shared Driveway - Potential for Further Parking to Front
- Landscaped Rear Garden
- No Forward Chain
- School Catchment Area
- Easy Access to A2 and M2
- Council Tax: D
- EPC Rating: D



Accommodation

Entrance Hall: 4.06m x 1.57m (13'4" x 5'2") Entrance door into hallway. Wood effect laminate flooring. Radiator. Under-stairs storage. Doors to:-

Lounge: 4.42m x 3.63m (14'6" x 11'11") Double glazed bay window to front. Radiator. Gas fireplace to side with back boiler. Carpet.

Dining Room: 4.01m x 3.28m (13'2" x 10'9") Double glazed sliding door to rear. Radiator. Gas heater to side. Carpet.

Kitchen: 2.77m x 2.5m (9'1" x 8'2") Double glazed window to rear. Double glazed frosted door to side. Wall and base units with roll top work surface over. Sink and drainer unit with mixer tap. Space for appliances. Radiator. Vinyl flooring.

First Floor Landing: 2.9m x 2.24m (9'6" x 7'4") Double glazed window to side. Loft access. Carpet. Doors to:-

Bedroom 1: 4.45m x 3.3m (14'7" x 10'10") Double glazed bay window to front. Radiator. Built-in wardrobes. Carpet.

Bedroom 2: 3.84m x 3m (12'7" x 9'10") Double glazed window to rear. Radiator. Built-in wardrobes. Carpet.

Bedroom 3: 2.7m x 2.03m (8'10" x 6'8") Double glazed window to front. Radiator. Carpet.

Bathroom: 2.24m x 1.8m (7'4" x 5'11") Double glazed frosted window to rear. Suite comprising Shower with glass divide. Vanity sink unit with storage under. Built-in cupboard housing water tank. Heated towel rail. Vinyl flooring.

Separate W.C.:- 1.3m x 0.91m (4'3" x 3') Double glazed frosted window to side. Low level w.c. Vinyl flooring.

Exterior

Front Garden: Laid to lawn area.





Rear Garden: West facing. Side pedestrian access. Shed to remain. Patio area. Laid to lawn. Door to garage.

Garage & Workshop: 6.63m x 2.34m (21'9 x 7'8): Shared driveway.

Additional Information

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College.

Council Tax - D

EPC Rating - D



Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Andy Plaistowe - Branch Partner

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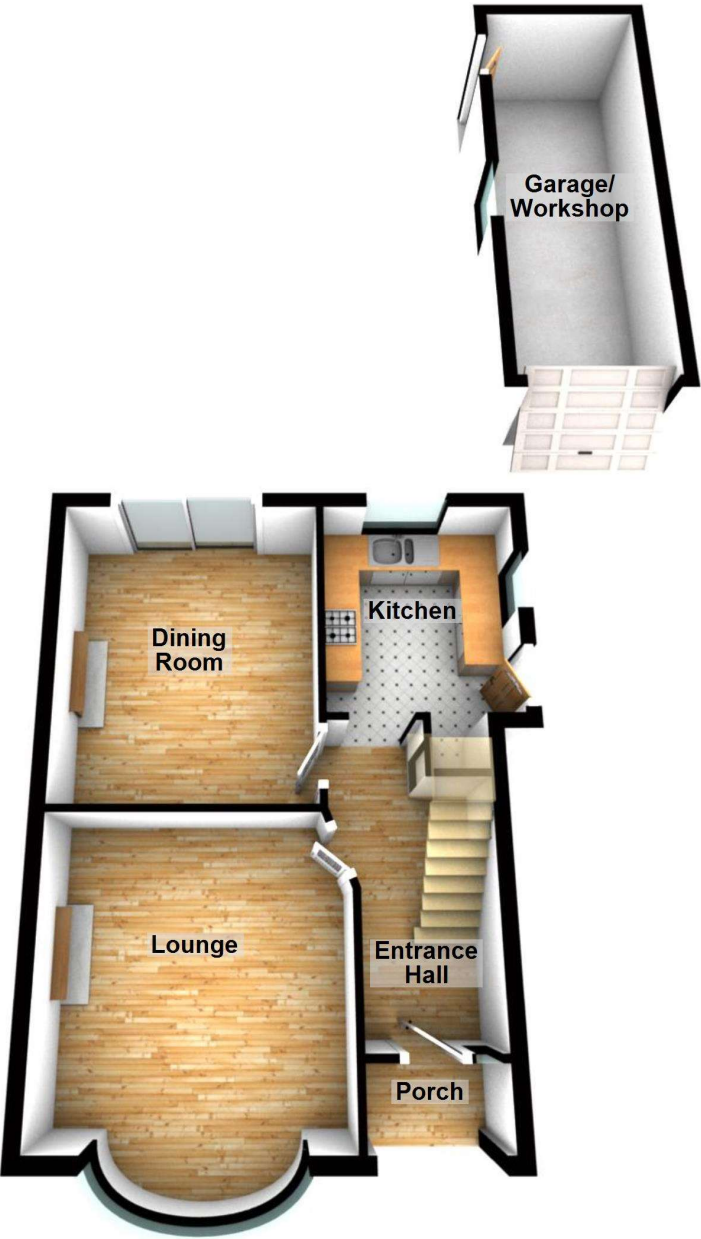
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SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor



First Floor



Total area: approx. 1075.4 sq. feet

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Plan produced using PlanUp.

