

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Below average environmental impact - higher CO ₂ emissions	D
Poor environmental impact - higher CO ₂ emissions	E
Very poor environmental impact - higher CO ₂ emissions	F
Extremely poor environmental impact - higher CO ₂ emissions	G



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WOODLANDS VALLEY DRIVE, GRAVESEND



WOODLANDS VALLEY DRIVE
GRAVESEND

OFFERS IN EXCESS OF £825,000

- 5 Bedrooms
- Spacious Living Space
- Large Driveway
- Detached 2 Bedroom Lodge
- Downstairs Shower Room
- Easy Access to Ebbsfleet International Station

LOCATION

Gravesend includes the river frontage from the PLA site in Royal Pier Road, eastwards as far as the lock and Canal Basin.

Chantry heritage centre which is close and is one of the town's most striking features, New Tavern Fort; built in 1779/80, a poignant reminder of the role long played by Gravesend in the defence of the realm, as are the indicators of the Tudor blockhouse near the Canal Basin and the remains of another in front of the Royal Clarendon Hotel.

Gravesend is an ancient town in North West Kent situated 21 miles (35 km) east south-east of Charing Cross (central London) on the south bank of the Thames Estuary and opposite Tilbury in Essex.

A Thames Gateway commuter town and has witnessed rejuvenation since the advent of High Speed train services via Gravesend and Ebbsfleet International railway stations.

ABOUT

Five bedroom extended family residence that has been greatly improved by the current owners over the past few years, is now available situated at the top of Valley Drive Gravesend. This would make an ideal home for a large family with the added benefit of a two bedroomed self contained lodge at the rear of the garden. The accommodation includes large entrance hall, two good size reception rooms, well appointed downstairs shower room, beautiful kitchen/diner which really is the heart of this property. On the first floor along with five bedrooms there is a family bathroom. The property offers a large front drive allowing parking for over 7 cars and an integral garage. To rear there is a mature garden, summer house with space inside that the current owners use as an art room and gym, as well as a detached Lodge offering independent living space with gas and central heating. The Lodge has full residential planning permission comprising of lounge, kitchen area, two bedrooms and a bathroom. To fully understand all that this house offers we would suggest arranging an appointment to view at your earliest convenience.

DESCRIPTION

Ground Floor

Porch

Hallway 17'10 x 15'0 (5.44m x 4.57m)

Sitting Room 15'10 x 13'0 (4.83m x 3.96m)

Bathroom 10'11 x 4'3 (3.33m x 1.30m)

Kitchen/Diner 27'6 x 13'11 (8.38m x 4.24m)

Utility Room 6'5 x 6'0 (1.96m x 1.83m)

Lounge 27'11 x 24'3 (8.51m x 7.39m)

First Floor

Bedroom 15'6 x 12'10 (4.72m x 3.91m)

Bedroom 16'7 x 12'10 (5.05m x 3.91m)

Bedroom 17'9 x 8'8 (5.41m x 2.64m)

Bedroom 14'1 x 10'9 (4.29m x 3.28m)

Bedroom 9'4 x 8'11 (2.84m x 2.72m)

Bathroom 8'10 x 5'11 (2.69m x 1.80m)

Lodge

Bedroom 9'7 x 9'6 (2.92m x 2.90m)

Bedroom 9'7 x 9'7 (2.92m x 2.92m)

Kitchen/Diner 22'4 x 19'1 (6.81m x 5.82m)

Bathroom 9'6 x 5'11 (2.90m x 1.80m)

