



Castle Lane, Gravesend, Kent, DA12

**Offers in excess of:
£475,000**

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Located in the popular village of Chalk, just outside of Gravesend, tucked away in a quiet cul de sac is this Beautiful extended detached family home. It is close by to the endless countryside but close enough to the amenities of the local town.

There is a driveway for several cars as well as a handy garage which could also be used for extra storage. Upon entering the home you are welcomed by a spacious lounge where you can picture yourself cosying up in front of the fire on a cold winters night. The dining area has been extended and leads off of the kitchen giving it a more sociable vibe, where you could visualise entertaining guests and family for dinner. There is another reception room that looks over the garden, and is ideal for a children's playroom, office, or another living room to watch tv.

There is an extremely handy downstairs toilet and separate utility room that you can shut off to the rest of house and keep the laundry separate.

Upstairs there are two double bedrooms, a single bedroom and a family bathroom. There is potential to extend over the garage like others in the neighbouring area, subject to planning permission.

The garden is truly beautiful and is southerly facing. There are mature acers and other ever greens as well as flowers that pop up that make it a real attraction and will have you sitting looking out of the window at just how nice it is. There is a lovely patio to enjoy the sunshine, as well as a summer house that could be used for extra storage or why not a work from home space. The garden really is an extension of the home and you will spend endless hours enjoying.

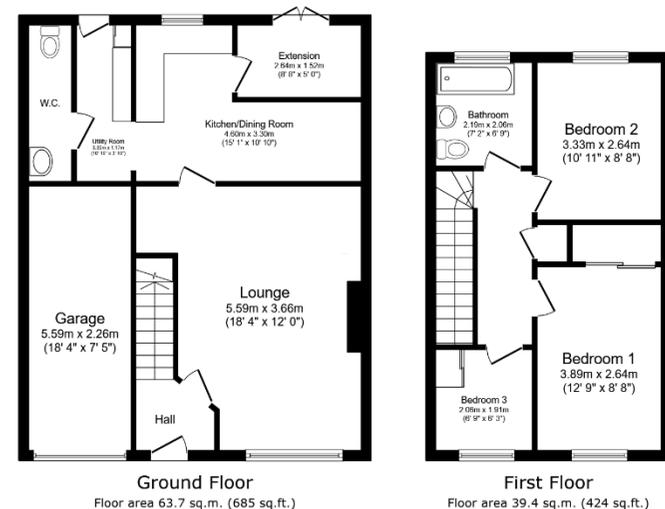
Higham train station is a 10 minute drive away as is Gravesend train station, both servicing London terminals and the Kent coast.

Gravesend town is 10 minutes away where you will find lots of shops, supermarkets, restaurants and other local amenities. There is a local shop with

There are multiple schools from primary school, secondary schools as well as Grammar school education all within 15 minutes drive away.

Bluewater shopping centre is a 20 minute drive away where you can spend all day shopping, with a great selection of restaurants to choose from.

Tenure: Freehold
Council Tax Band: E



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Total Floor Area 103sqm (1109sqft) approx.

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.