



**Orchard Lea, Westwood Road, Southfleet,
Gravesend, DA13**

**Offers in excess of:
£400,000**

Orchard Lea, Westwood Road, Southfleet, Gravesend, DA13

Rare to market and in a sought after position within Southfleet Village is this three bedroom, semi-detached house - now offered with a large plot of land to the side, meaning there is great extension or development potential (STPP)

Offered to the market with NO FORWARD CHAIN

Whilst the property could warrant some further internal modernisation, it is the perfect blank canvas for first time buyers, a young family, or downsizers coming from larger properties in the area (or further afield).

With a gravelled driveway for at least two vehicles (plus the side plot), there is ample off-street parking. There is the ability to park on street with no restrictions, too.

Downstairs, the home offers an entrance porch, with a spacious lounge and an under-stair storage cupboard. To the rear, there is a separate fitted kitchen, again with a built-in storage cupboard, and access to a downstairs toilet for convenience.

Upstairs, the property offers two double bedrooms and one traditionally smaller third – all of which include an element of built-in storage/wardrobes.

A family sized bathroom then completes the accommodation, with a shower attachment above corner bath unit, toilet and a wash/hand basin.

Externally, there is a low maintenance rear garden which is largely laid with paving/hard-standing, before a section of lawn to the rear. There is new fencing to the boundary and side access, as further benefits.

The house is within close proximity to reputable schools at both Longfield and Southfleet, and is within easy reach of both Longfield Village and Gravesend Town Centre.

Within reach are a Sainsburys Supermarket, Bluewater Shopping Centre, and mainline train stations to include Longfield (for links to London Victoria) or Ebbsfleet International, for High Speed services to Stratford and St Pancras International, both in under 25 minutes.

Tenure: Freehold
Council Tax Band: C

Enquire now to book your viewing.





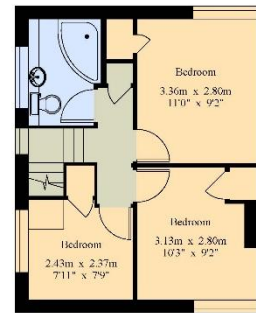




Westwood Road
Gross Internal Area : 71.5 sq.m (769 sq.ft.)



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 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.