



Valley Drive, Gravesend, Kent, DA12

**Offers in excess of:
£600,000**

Valley Drive, Gravesend, Kent, DA12

Valley Drive – A spacious family home with huge potential - offered with NO FORWARD CHAIN

Set on a generous plot within one of Gravesend's most desirable residential areas, this well-proportioned three-bedroom family home on Valley Drive offers outstanding scope for further development and extension (subject to the necessary planning permissions).

Occupying a sizeable footprint and already extended once, to the rear, the property benefits from a thoughtfully arranged internal layout with spacious rooms throughout, including a large open-plan dining/family room measuring over 25 feet in length, a separate, cosy sitting room with feature fireplace, and a contemporary kitchen downstairs. For convenience, there is a downstairs cloakroom/WC, as well as access points to the garden from the dining/family room, as well as the kitchen.

Upstairs, three well-sized bedrooms are served by a family bathroom. Two of the bedrooms are generous doubles with built-in wardrobes/storage, whilst the third is far larger than your traditional "box" room, again with a built-in storage cupboard.

Further benefits include gas central heating, double glazing throughout, plus loft and eaves storage space.

Externally, the block-paved driveway provides ample off-road parking, with space for multiple vehicles and potential for enlargement. The integral garage adds further versatility, whether for secure parking, storage, or conversion into additional living space (again, subject to permissions). The large, well-kept garden/plot also opens up exciting opportunities for rear or side extensions, allowing buyers to create a truly bespoke home tailored to their needs. Within this, there is a patio, a large section laid-to-lawn, with a pathway to a garden shed and a pond/rockery area, to the rear. Mature shrubs and trees to the boundary help add to the privacy on offer. There is also a sheltered lean-to area to the side of the home which provides yet further storage benefits.

The location is ideal for families, with a selection of well-regarded primary and secondary schools nearby, including Grammar Schools at Gravesend (boys) and Mayfield (girls). Commuters are exceptionally well catered for, with both Gravesend Station and Ebbsfleet International providing high-speed rail links into Central London and beyond. For those travelling by car, access to the A2, M25, M2, and M20 is convenient, making this a superb base for both local and national travel.

Whether you're seeking a family home with room to grow or an opportunity with future extension/development potential, this property is one not to miss.

Early viewing is highly recommended.

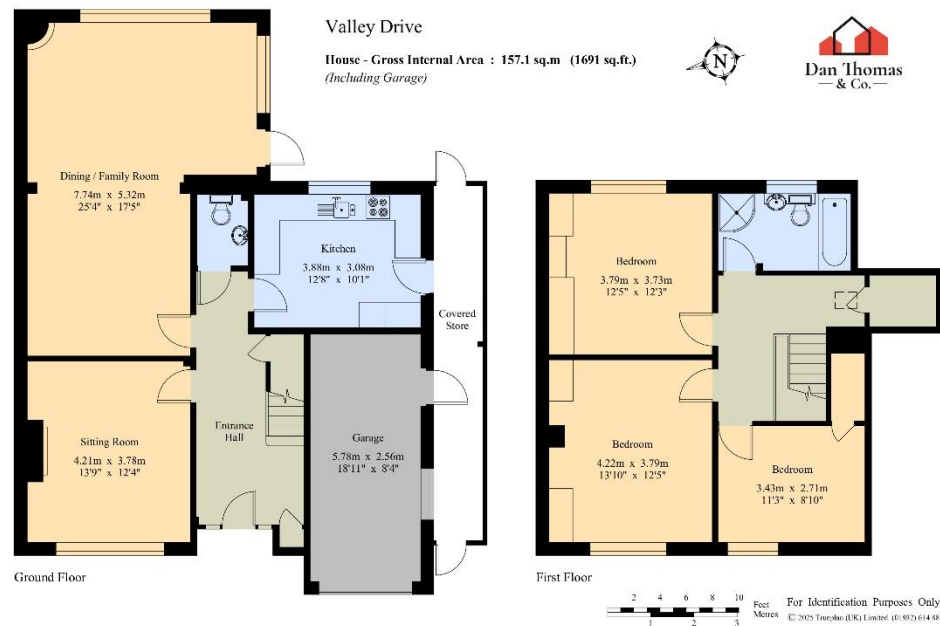
Tenure: Freehold
Council Tax Band: F











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dan Thomas & Co

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

T: 01474 636300

E: info@danthomasandco.co.uk

www.danthomasandco.co.uk

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

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.