



**Spencer Street, Gravesend, Kent, DA11**

**Offers in excess of:  
£325,000**



# Spencer Street, Gravesend, Kent, DA11

This is an extended semi-detached house, located within a stone's throw of Gravesend's amenities and train station.

The driveway is a rare benefit for homes in the location, helping set this one apart, from others in the area.

It is ideal for families looking to be close to schools & local amenities, or perhaps investors that could look at traditional rental, or individual room lets.

There driveway is for one car, and there is the convenience of a porch, handy for coats and shoes.

To the ground floor, there is a through lounge accessible from the hallway, which comfortably accommodates sofas and a dining table. To the rear of the dining area is an extension, utilised by the current owners as a fourth bedroom, but easily used as another reception room should this be your preference. There is a downstairs shower room with toilet which has been super convenient for the existing owners, offering versatility for those with older children or with elderly parents/visitors who may stay.

The kitchen is from the hallway and has an additional lean-to extension, providing extra storage.

The garden is a good size with a patio and section laid to lawn. There is side access, convenient for bin-day, but also handy for bulky items of furniture.

Upstairs, there are three bedrooms, two of which are comfortable doubles, with one traditionally smaller third. A family sized bathroom completes the accommodation on this floor.

There is also a cellar room that is ideal for more storage.

In the immediate area, there are lots of amenities including convenient shops for the day-to-day essentials. The high street is a five minute walk away, where there is a Tesco supermarket and various other shops. Gravesend high speed train station is also a five minute walk away, offering direct routes to London within 30 minutes.

The A2 motorway is easily accessible, offering further connections to the M25, M2 and M20.

Gravesend offers a number of reputable primary and secondary schools. These include Mayfield Grammar school for girls and Gravesend Grammar school for Boys, again both within walking distance.

Contact us to book your viewing.

Tenure: Freehold  
Council Tax Band: C

















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.