

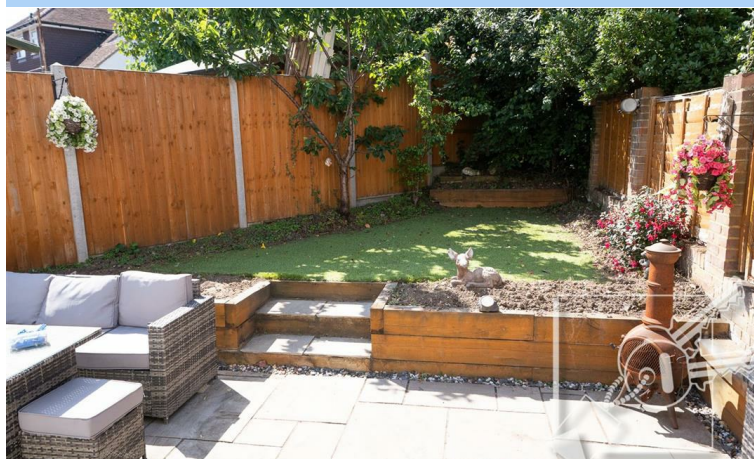


114, Vale Road,  
Gravesend, DA11 8BS

Offers In The Region  
Of £475,000



- Four Bedroom Extended Semi Detached House
- Lounge Opening to Dining Room
- Extended Fitted Kitchen/Breakfast Room
- Living Room, Garage & Off Street Parking





## 114 Vale Road, Gravesend, , DA11 8BS



### DESCRIPTION:

£475,000-£500,000: This four bedroom semi detached house offers excellent size accommodation for the whole family. From the moment you enter the property we think you will agree that it is flooded with lots of natural light throughout . Comprising hall, a comfortable size lounge opening into a split level dining area, living room opening into a superb fitted kitchen/breakfast room with feature skylight window and access out to the rear garden. There is a small separate utility room off the kitchen and access out to the side side garden. Upstairs are four well proportioned bedrooms and a shower room. The house is heated by Gas Central heating, double glazed throughout. Outside the property boasts easy maintenance gardens to the rear which extend to the side, a garage and off street parking for at least two cars on the private drive, which is a valuable asset. If you are a growing family looking for more space, then take a look inside this superb property, it could be just what you have been waiting for.





#### LOCATION:

Situated within walking distance of Northfleet Technology College for boys and within easy access of Northfleet School for Girls, along with being in the catchment area for other schools including primary, secondary and grammar schools this is a perfect location for families. With the added convenience of Perry Street with all of its shops and facilities it has to offer, also within walking distance. Excellent transport links are within easy access including the A2 with links to the M25, M20 and M2, and bus and commuter coach services as well as being within easy access of Gravesend railway station or Ebbsfleet Station, both which offer a high speed service to London, making it ideal for commuters. Gravesend Town Centre is just a car or bus ride away. The renowned Bluewater Shopping Centre is within 5 miles if you fancy some retail therapy, dining out in one of their café bars or a trip to the cinema. If you are a sports enthusiast, then Cygnet Leisure centre is within walkable distance and the Cyclo Park is not too far which also offers various sporting activities and classes.

#### FRONTAGE:

The property is approached by a large block paved drive way with steps leading up to the property and a side entrance door.

#### HALL:

A welcoming hall with carpet, radiator, side entrance door, access to lounge, living room and ground floor bathroom.

#### LOUNGE:

Double glazed bow window to front, carpet, gas fire in focal point fire place, step up to:

#### DINING ROOM:

Double glazed bow window to front, carpet, radiator

#### LIVING ROOM:

A spacious family room, with attractive flooring, radiator, under stair cupboard, open to:

#### KITCHEN/BRKFEST ROOM:

An extended room, fitted with an extensive range of wall and base units, quartz style work surfaces and matching breakfast bar, built in oven & hob, integrated fridge/freezer, one and a half bowl sink and drainer. Double glazed window to rear, double glazed patio doors to rear garden, feature sky light window letting in maximum light, inset ceiling spot lights. Door to:

#### UTILITY ROOM:

Double glazed window to rear, door leading out to side garden, plumbed for washing machine.

#### BATHROOM:

Double glazed window to side, white suit comprising panelled bath with shower mixer tap, vanity wash basin, low level w.c. with built in cistern. Heated towel rail and radiator. Part tiled walls.

#### STAIRS/LANDING:

Carpeted stairs leading to first floor with carpet and glass balustrade, radiator, built in cupboard.

#### BEDROOM 1:

A double room with double glazed bow window to front, carpet, radiator.

#### BEDROOM 2:

Another double room, with double glazed window to rear, fitted wardrobes along one wall, carpet, radiator.

#### BEDROOM 3:

Another double room with double glazed window to side, carpet, radiator, access to eves storage.



#### BEDROOM 4:

A good size room with double glazed window to rear, carpet, radiator.

#### SHOWER ROOM:

Double glazed window to side, shower cubicle with electric shower, wash basin, low level w.c.

#### GARDENS:

South facing large attractive patio area, raised lawn. The patio extends to the side of the property, with gate to front of house, water tap.

#### GARAGE & DRIVE.

A detached garage situated in the boundary to the side of the house with up and over door. There is ample off street parking on the drive for at least two cars.

#### TENURE:

Freehold

#### SERVICES:

Mains Gas, Mains Drainage, Mains Water, Mains Electric.

#### LOCAL AUTHORITY:

Gravesham Borough Council

Council Tax Band E: £2,803.97 for 2025-2026

#### LAND SEARCHES

There are 6 local land charges for your search area.

Your free search reference is: 3450133 - There is a smoke order in place. 10/00226/SMOKE



Outbuilding

Ground Floor

First Floor



#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   | 59                         | 75        |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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