



**Dene Holm Road, Northfleet, Gravesend, Kent,
DA11**

Guide Price: £450,000

Freehold

Dene Holm Road, Northfleet, Gravesend, Kent, DA11

*** GUIDE PRICE £450,000 - £475,000 ***

Welcome to this three-bedroom detached home, ideally located on the ever-popular Dene Holm Road. This well-presented property offers a perfect blend of comfort, practicality, and potential—ideal for growing families or those looking to upsize.

Sold with NO FORWARD CHAIN.

As you enter the property there is the porch which is ideal for those rainy days and getting coats/shoes off before entering your home. Step into a welcoming entrance hall, leading to a spacious sitting room and through dining room, offering natural light from both front and rear of the property. The dining area overlooks the rear garden, offering the ideal setting for entertaining guests or enjoying family meals, with double doors leading out to the garden. The well-appointed kitchen offers ample workspace and storage, with direct access to the South-West facing rear garden. A large attached garage (21'10" x 7'11") provides excellent storage space or the potential for conversion (subject to planning) into an office, gym, or additional living area. To the front the property has a driveway with parking for one car and potential to expand the driveway into the front garden if further parking is required.

Upstairs, you'll find three bedrooms, including a spacious master bedroom with built in wardrobes, a second double bedroom and a comfortable third bedroom. A family bathroom and separate WC complete the first-floor layout. On the landing is access to the loft with ample storage space. The loft is partly boarded and has a fitted drop down steel ladder and electricity with lighting.

The rear South-West facing garden (70ft x 40ft) has a large lawn area, and patio area, perfect for outdoor entertaining. Benefitting from side access via a locked gate and gas central heating throughout.

Whether you're looking to settle into a ready-made family home or seeking a property with great potential for extension or reconfiguration (subject to planning permission), this charming house ticks all the boxes.

Viewings highly recommended—don't miss the opportunity to make this your forever home!

The property is within close proximity to a number of reputable primary and secondary schools, including Painters Ash, Northfleet School for Girls, and Northfleet Technology College. Gravesend and Mayfield Grammar schools are also within easy reach.

The nearby Sainsbury's Supermarket at Pepper Hill is a convenient option, whilst Bluewater Shopping Centre is just two junctions along the A2.

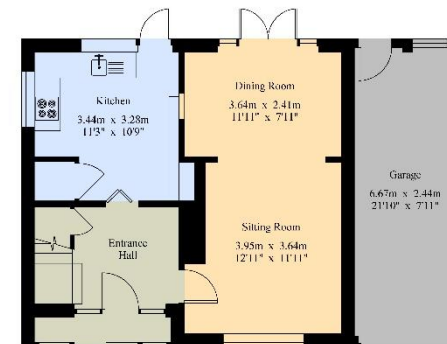
Transport links are fantastic, with Ebbsfleet International train station within a 10 minute drive, offering a High Speed service in to London.

Gravesend town centre offers a range of further amenities, including a shopping centre, bars, restaurants, cafes, banks and another mainline train station.

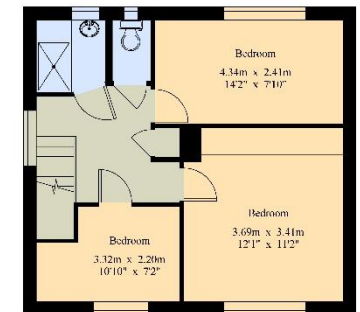
Tenure: Freehold
Council Tax Band: E

Dene Holm Road

Gross Internal Area : 112.0 sq.m (1205 sq.ft.)
(Including Garage)



Ground Floor



First Floor

Scale: 1cm = 1 Metre. For Identification Purposes Only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.