



86 Imperial Drive, Gravesend

£460,000 Freehold

Situated in a sought after location of Riverview Park • spacious 3 bedroom semi detached house • Single storey extension to rear • Modern fitted kitchen/Breakfast Room • Open Plan living to the ground floor • Front & Rear Garden • Garage to side and off road parking • Ground floor WC • Great Transport links & catchment to great schools



Located in the highly desirable Riverview Park area, this spacious three bedroom semi detached house presents a fantastic opportunity for families and professionals alike, offering a blend of modern features and practical living spaces.

The property benefits from a thoughtfully designed single storey extension to the rear, which has created a generous and versatile open plan living area on the ground floor, perfect for entertaining or relaxing with family.

The modern fitted kitchen and breakfast room is well appointed, featuring contemporary cabinetry and ample workspace, making it ideal for both every-day meals and social gatherings.

The open plan layout ensures a seamless flow between the kitchen, dining, and living areas, enhancing the sense of space and light throughout the ground floor. A convenient ground floor WC adds to the practicality of the home, catering to the needs of busy households and guests.

Upstairs, there are three well proportioned bedrooms, each offering comfortable accommodation and flexibility for a growing family or those seeking space to work from home. The property also boasts a garage to the side, providing secure storage or parking, ensuring ample space for vehicles.

Situated within easy reach of excellent transport links, including major road networks and public transport options, the property is ideally positioned for commuters. Furthermore, it falls within the catchment area of highly regarded local schools, making it a particularly attractive choice for families seeking quality education for their children.

This home combines a sought after location with modern living and convenience, offering a superb lifestyle opportunity in Riverview Park. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.

Council Tax band: D

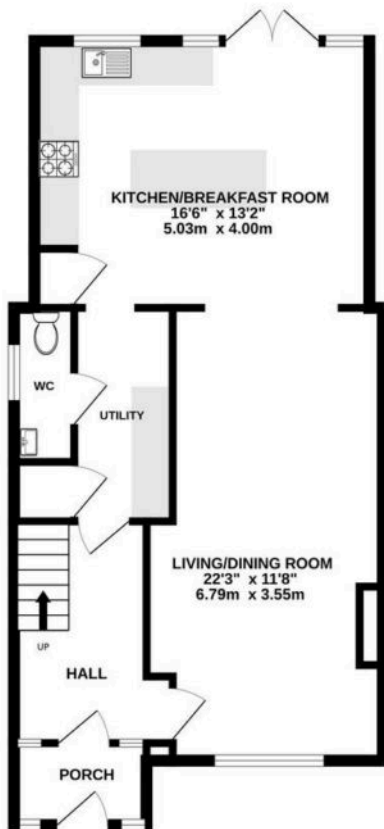
Tenure: Freehold

EPC Energy Efficiency Rating: E

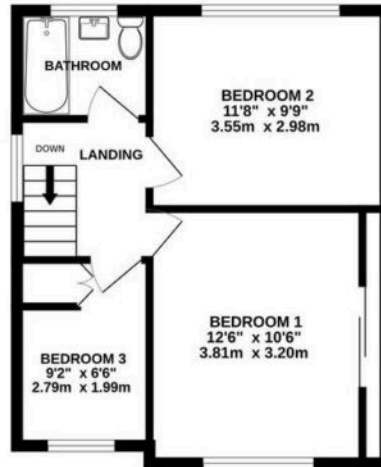
EPC Environmental Impact Rating: F



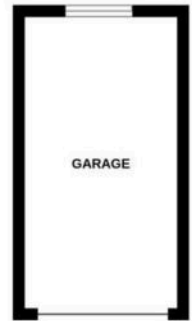
GROUND FLOOR
642 sq. ft. (59.7 sq.m.) approx.



1ST FLOOR
399 sq. ft. (37.1 sq.m.) approx.



ENTRANCE FLOOR



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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