

Bloomfields

Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:

Area of interest	Properties marketed between	Properties marketed by
DA12 3HL + 1 mile	1 Sep 20 - 1 Jul 21	Any Agent



Lambert & Foster Ltd, Paddock Wood
77 Commercial Road, Paddock Wood, Kent, TN12 6DS

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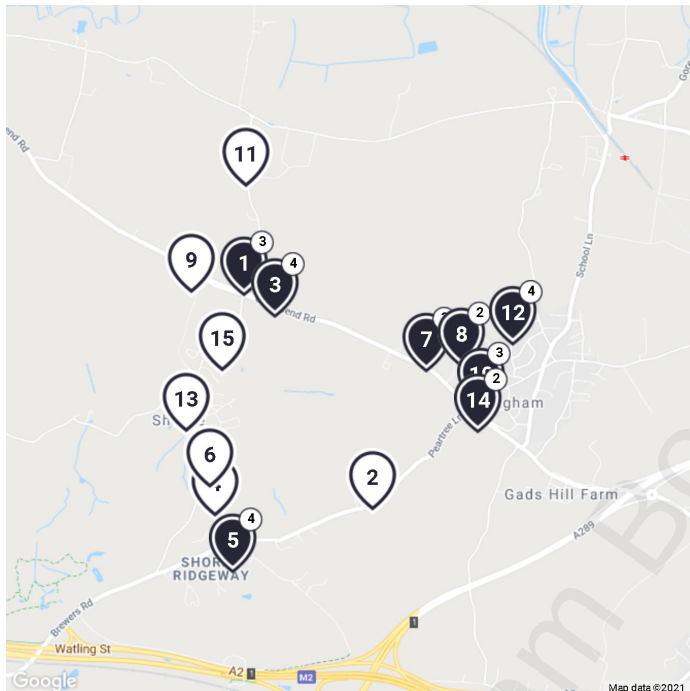


Exclusive to agents who advertise on Rightmove. This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,200,000 properties for sale or rent in the UK and Overseas.

Introduction

The Best Price Guide provides comparable property information selected by Lambert & Foster Ltd to help establish the best market price.

This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,200,000 properties for sale or rent in the UK and Overseas.



Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.



This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (1 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (3 in this case).

Comparable properties



£900,000

NO LONGER ADVERTISED SOLD STC

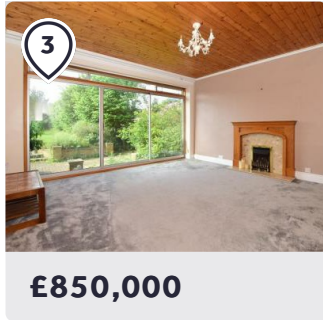
3 bedroom detached house for sale Pear Tree Lane, Shorne, Kent, DA12

- Sought after location
- Stunning river views to rear
- Apprpx 200 ft + rear garden
- Potential for extension subject to planning permission
- Ample parking

Marketed from 14 Dec 2020 to 11 Jul 2021 (208 days)

* Legal information present on page 9

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Lambert & Foster Ltd unless otherwise stated.



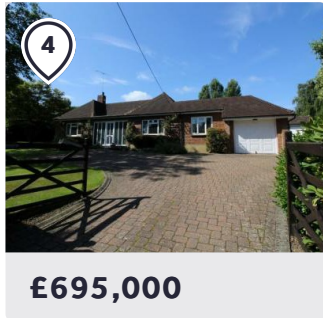
CURRENTLY ADVERTISED

3 bedroom bungalow for sale

Coutts Avenue, Shorne, Gravesend, Kent

- A wonderful, spacious property full of character
- Garden room extension overlooking a large rear garden
- Third bedroom downstairs can be used as a study
- Downstairs bathroom and upstairs cloakroom
- Outline planning consent for 2 additional dwellings
- EPC energy rating E

Marketed from **17 Jun 2021**



NO LONGER ADVERTISED

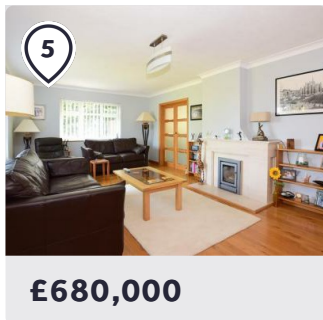
SOLD STC

3 bedroom detached bungalow for sale

Tanyard Hill, Shorne

- Shorne village
- Good size detached three bedroom bungalow
- Double glazed, gas fired central heating
- Good size plot
- Integral garage
- Further detached garage with workshop
- No forward chain

Marketed from **3 Sep 2019 to 5 Oct 2020 (398 days)**



CURRENTLY ADVERTISED

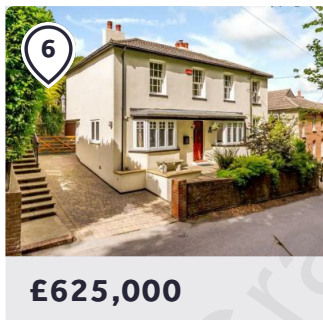
SOLD STC

3 bedroom bungalow for sale

Pear Tree Lane, Shorne, Gravesend, Kent

- Large extended property with study and conservatory
- 2 Bathrooms and an en-suite shower room
- Double garage at the rear
- Located in popular village of Shorne
- Countryside walks and close to Shorne Country Park
- EPC energy rating D

Marketed from **14 Sep 2020**



CURRENTLY ADVERTISED

SOLD STC

3 bedroom detached house for sale

Tanyard Hill, Shorne, Kent, DA12

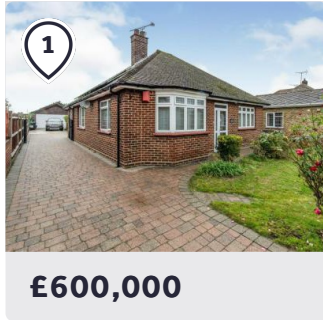
- Detached Victorian house
- Many period features
- 3 Reception rooms
- Kitchen/family room with Aga
- Practical utility/boot room
- Master bedroom en-suite
- Family bathroom
- Practical cellar

Marketed from **2 Sep 2020**

* Legal information present on page 9

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Lambert & Foster Ltd unless otherwise stated.

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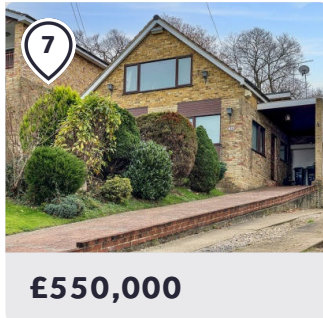
NO LONGER ADVERTISED SOLD STC

3 bedroom bungalow for sale

Green Farm Lane, Shorne, Gravesend, Kent, DA12

- 3 bedroom bungalow
- Detached
- Double garage
- Large driveway
- Well presented throughout
- Call now to view

Marketed from 16 Oct 2020 to 28 May 2021 (223 days)



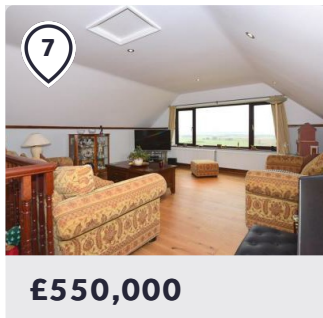
NO LONGER ADVERTISED

3 bedroom detached house for sale

Walmers Avenue, Higham, ME3

- Stunning Panoramic Views
- Spacious Accommodation
- Garage and Large Driveway
- Highly Sought After Location
- Detached Home
- Modern Kitchen and Bathroom
- Extended Family Home
- A Real Must See

Marketed from 24 Sep 2020 to 4 Jan 2021 (102 days)



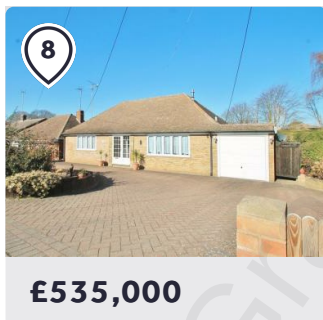
CURRENTLY ADVERTISED

3 bedroom detached house for sale

Walmers Avenue, Higham, Rochester, Kent

- Spacious family home set in rural Higham
- All bedrooms are situated on the ground floor
- Beautiful views of countryside
- Cellar for storage
- Walking distance to shops and schools
- EPC energy rating D

Marketed from 15 Jan 2021



NO LONGER ADVERTISED SOLD STC

3 bedroom bungalow for sale

Walmers Avenue, Higham, Kent, ME3 7EJ

- THREE DOUBLE BEDROOMS
- KITCHEN/DINER
- LARGE LOUNGE
- CONSERVATORY
- BATHROOM
- LOVELY REAR GARDEN
- PARKING FOR A NUMBER OF CARS
- GARAGE

Marketed from 9 Jul 2020 to 27 Nov 2020 (140 days)

* Legal information present on page 9



NO LONGER ADVERTISED SOLD STC

3 bedroom bungalow for sale

Gravesend Road, Shorne, Kent, DA12

- Sought after location
- Countrywide views to side & rear
- Off road parking
- Double garage
- Approx 120' rear garden
- Easy access to a2/m2

Marketed from 3 Sep 2020 to 24 May 2021 (262 days)



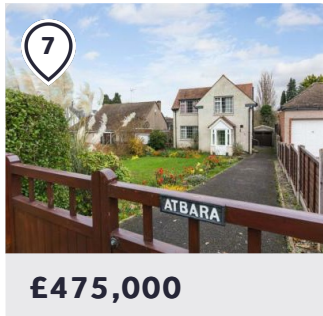
CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Tanyard Hill, Shorne, Kent, DA12

- Victorian semi-detached house
- In conservation area
- Lounge with log burner
- Open plan kitchen/living area
- Master bedroom with en-suite shower room/wc
- 2 further bedrooms
- Family bathroom
- West facing garden

Marketed from 25 Sep 2020



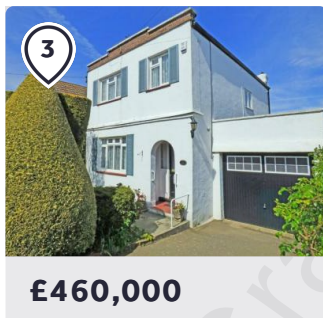
NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Gravesend Road, Higham, Rochester, ME3

- No forward chain
- Detached
- Approx. 100" rear garden
- Potential for extension subject to planning permission
- Walking distance to local amenities

Marketed from 26 Jun 2021 to 6 Jul 2021 (10 days)



NO LONGER ADVERTISED SOLD STC

3 bedroom detached house for sale

Burdett Avenue, Shorne

- Detached House
- Three Bedrooms
- Bathroom
- Kitchen
- Lounge
- Dining Room
- Garden
- Garage

Marketed from 18 Mar 2020 to 5 Oct 2020 (200 days)

* Legal information present on page 9



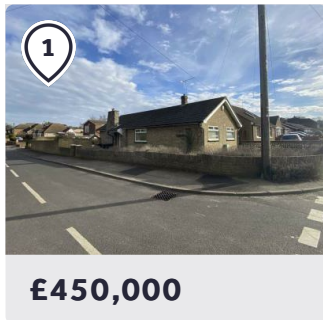
NO LONGER ADVERTISED SOLD STC

2 bedroom bungalow for sale

Green Farm Lane, Gravesend

- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- GARAGE
- COUNTRYSIDE VIEWS
- FULL WIDTH CONSERVATORY
- EXTREMELY WELL PRESENTED
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY FOR MULTIPLE CARS

Marketed from 22 Aug 2020 to 15 Apr 2021 (236 days)



CURRENTLY ADVERTISED SOLD STC

2 bedroom detached bungalow for sale

Burdett Avenue, Shorne, Gravesend

Marketed from 24 Feb 2021



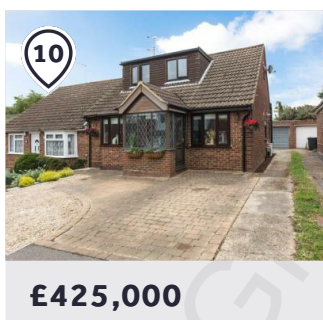
NO LONGER ADVERTISED

3 bedroom semi-detached house for sale

Green Farm Lane, Shorne, Gravesend

- Semi Detached Property
- Sought After Shorne Location
- 3 Bedrooms
- Conservatory
- Ample Storage
- Multiple Reception Rooms
- Countryside Views
- Large Garden

Marketed from 27 Jan 2021 to 27 Jan 2021



NO LONGER ADVERTISED SOLD STC

3 bedroom bungalow for sale

Chilton Drive, Higham, Rochester, Kent, ME3

- Sought after village location
- Quiet Cul-de-sac
- Open plan ground floor living
- Off road parking
- Garage

Marketed from 13 Jul 2020 to 8 Nov 2020 (118 days)

* Legal information present on page 9



NO LONGER ADVERTISED SOLD STC

3 bedroom bungalow for sale

Villa Road, Higham, Kent, ME3

- No forward chain
- Sought after village location
- Approx. 110" rear garden
- Potential for extension subject to planning permission
- Double garage to rear
- Walking distance to local amenities

Marketed from 18 Dec 2020 to 26 Mar 2021 (97 days)



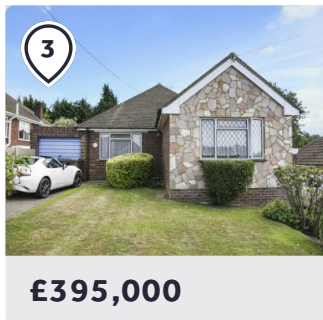
NO LONGER ADVERTISED SOLD STC

3 bedroom terraced house for sale

Homewood Cottages, Tanyard Hill, Shorne, Gravesend

- No forward chain
- Sought after village location
- Approx. 17th Century build
- Grade 2 listed
- Off road parking to front
- Two bathrooms
- Walking distance to local amenities

Marketed from 1 Mar 2020 to 15 Oct 2020 (227 days)



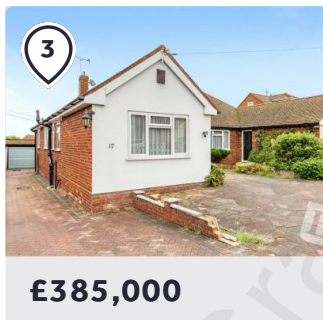
NO LONGER ADVERTISED UNDER OFFER

3 bedroom bungalow for sale

Coutts Avenue, Shorne, DA12

- 3-BEDROOM BUNGALOW
- QUIET CUL-DE-SAC
- BEAUTIFUL GARDEN
- BRIGHT PROPERTY
- DOUBLE GLAZED
- GAS CENTRAL HEATING

Marketed from 20 Jul 2020 to 8 Jan 2021 (171 days)



CURRENTLY ADVERTISED SOLD STC

3 bedroom bungalow for sale

Coutts Avenue, Shorne, Gravesend, DA12

- Generous plot
- Large lounge
- Conservatory
- Three double bedrooms
- Ample parking
- Garage
- Potential for rear extension and loft conversion
- No chain

Marketed from 9 Oct 2020

* Legal information present on page 9



CURRENTLY ADVERTISED SOLD STC

3 bedroom terraced house for sale

Fairview Drive, Higham, Rochester, Kent

- A beautiful family home located in the sought after village..
- Great sized lounge/diner with a stunning log burner featu..
- Well maintained rear garden backing onto woodlands
- Cloakroom
- Close to good schools and shops
- EPC energy rating D

Marketed from 11 Mar 2021



NO LONGER ADVERTISED SOLD STC

3 bedroom terraced house for sale

Homewood Cottages, Tanyard Hill, Shorne, Gravesend..

- No forward chain
- Sought after village location
- Approx. 17th Century build
- Grade 2 listed
- Off road parking to front
- Two bathrooms
- Walking distance to local amenities

Marketed from 16 Oct 2020 to 6 Apr 2021 (171 days)



NO LONGER ADVERTISED

2 bedroom semi-detached house for sale

Butchers Hill, Shorne, Gravesend, DA12

- Conservation Area
- Off Street Parking
- Original Features Throughout
- Two Double Bedrooms
- Sought after Shorne Village
- Private Rear Garden
- Modern Bathroom
- Integrated Storage

Marketed from 22 Jan 2021 to 22 Jul 2021 (180 days)



NO LONGER ADVERTISED

3 bedroom terraced house for sale

Fairview Drive, Higham, Rochester, ME3 7BG

- VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- FOUR PIECE BATHROOM SUITE
- DRIVEWAY FOR FOUR CARS
- BACKING ONTO WOODLAND

Marketed from 8 Sep 2020 to 2 Oct 2020 (24 days)

* Legal information present on page 9



CURRENTLY ADVERTISED SOLD STC

3 bedroom end of terrace house for sale

Fairview Drive, Higham, Kent. ME3

- END OF TERRACE HOME
- THREE DOUBLE BEDROOMS
- EAT IN KITCHEN AREA
- SEPARATE RECEPTION ROOM
- CONSERVATORY
- GARAGE & DRIVEWAY
- IMMACULATE CONDITION
- IDEAL LOCATION FOR MOTORWAY ACCESS

Marketed from 18 Jan 2021



CURRENTLY ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Fairview Drive, Higham, Kent. ME3

- SEMI DETACHED HOME
- THREE BEDROOMS
- EAT IN KITCHEN/DINER
- SEPARATE RECEPTION ROOM
- BLANK CANVASS
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND DRIVE
- NO CHAIN

Marketed from 4 Jun 2021



NO LONGER ADVERTISED SOLD STC

3 bedroom bungalow for sale

Chilton Drive, Higham, Rochester, Kent, ME3

- No forward chain
- Sought after village location
- Quiet Cul-de-sac position
- Off road parking
- Garage
- Walking distance to local amenities

Marketed from 25 Jun 2020 to 3 May 2021 (311 days)



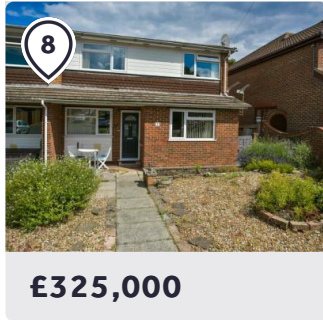
NO LONGER ADVERTISED SOLD STC

2 bedroom detached bungalow for sale

Villa Road, Higham, Rochester, ME3

Marketed from 20 Dec 2020 to 29 Jul 2021 (220 days)

* Legal information present on page 9



NO LONGER ADVERTISED SOLD STC

3 bedroom semi-detached house for sale

Briar Dale, Higham, Rochester, Kent, ME3

- Brand new triple glazing throughout
- Easy access to Higham station
- Sought after location off of Holly Tree Drive
- Cul-de-sac location
- Centrally heated
- Close to local amenities

Marketed from 27 Aug 2020 to 22 Feb 2021 (178 days)



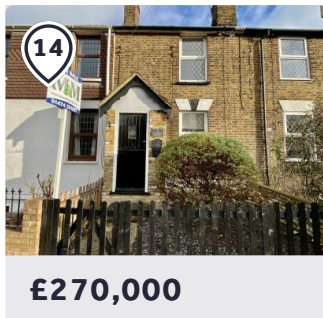
NO LONGER ADVERTISED SOLD STC

3 bedroom property for sale

St. Katherines Cottages, Forge Lane, Shorne, Gravesend

- End of Terrace Cottage in Popular Village Location
- Arranged Over Three Floors
- Offering Bags Of Potential
- Lounge
- Kitchen/Breakfast Room
- Three Bedrooms & an Extra Box Room
- Shower Room
- Double Glazed Windows

Marketed from 3 Feb 2020 to 14 Oct 2020 (253 days)



NO LONGER ADVERTISED

3 bedroom terraced house for sale

Pear Tree Place, Gravesend Road

- Attractive Three Bedroom Home
- Great Period Features
- Parking for Two Cars
- Basement
- Long Rear Garden
- Downstairs Bathroom
- Great Connections to A2/M2
- Separate Lounge and Diner

Marketed from 26 Aug 2020 to 27 May 2021 (273 days)

The sold price history information is provided by Her Majesty's Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland) and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

This material was last updated on the 14th of July 2021. Land Registry data covers the period from the 1st of January 1995 to the 26th of May 2021 and contains property transactions which have been registered during that period. Registers of Scotland data covers the period from the 18th of October 1996 to the 31st of May 2021 based on the date of entry provided in the application for registration. Please note the dates shown relate to the property's registered date not sold date.

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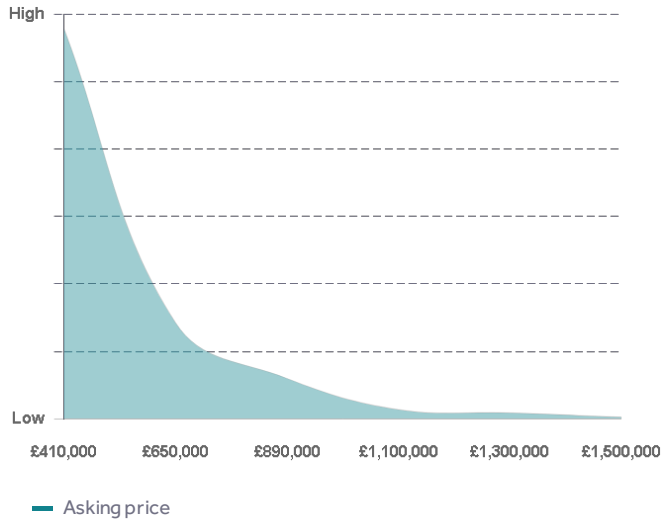
If you have found an error with the data please contact Her Majesty's Land Registry (HMLR) for properties in England and Wales, or the Registers of Scotland for properties in Scotland.

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Market Information



Number of property views in the last 6 months for your selected property types within DA12

This graph shows the amount of searches on Rightmove over the last 6 months for properties like this, at various prices. It's an indicator of the price point(s) that will generate the most interest for similar properties in this area.