



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£425,000**

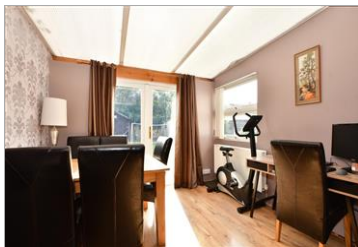
**Freehold**

3x  2x  3x 

**Colyer Road, Northfleet,  
Gravesend, Kent, DA11**

*Wards*  
Helping you move forwards





## Main features

- **Extended family home**
- **Open plan dining area into an orangery**
- **Additional downstairs shower room**
- **Handy useable loft space**
- **Only a short walk from supermarkets and schools**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'4 x 12'6 (4.07m x 3.81m)

Dining Room : 11'5 x 11'0 (3.48m x 3.36m)

Orangery : 9'10 x 8'6 (3.00m x 2.59m)

Kitchen : 10'2 x 7'4 (3.10m x 2.24m)

Shower Room : 5'11 x 5'0 (1.80m x 1.53m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 8'9 into fitted wardrobes (4.14m x 2.67m)

Bedroom 2: 11'4 x 10'7 (3.46m x 3.23m)

Bedroom 3: 8'3 x 7'9 (2.52m x 2.36m)

Bathroom : 7'9 x 6'1 (2.36m x 1.86m)

### SECOND FLOOR

Loft

### OUTSIDE

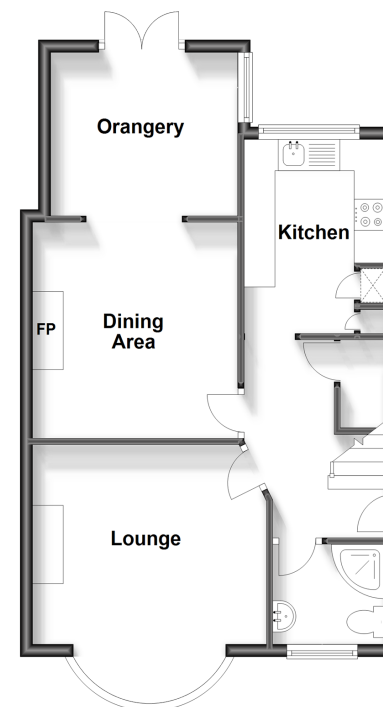
Driveway

Garage to the Rear

Rear Garden

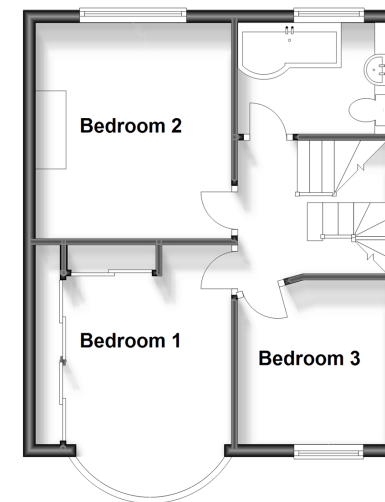
### Ground Floor

Approx. 50.6 sq. metres (544.2 sq. feet)



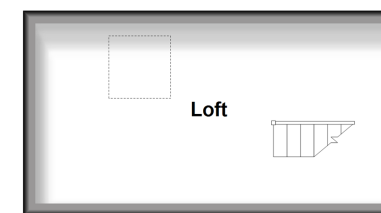
### First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



### Second Floor

Approx. 16.5 sq. metres (177.4 sq. feet)



**Call Gravesend - 01474 352417 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



11126038/20231014/MM/NO