



Price
£325,000

Freehold

3x  2x  2x 

**Stanbrook Road,
Gravesend, Kent, DA11**

OVER 60?

You could get up to
59% off the price!*

 **Video Tour available**

Wards
Helping you move forwards



Main features

- Ideal home for first time buyers
- Additional loft room that can be utilised in many ways
- En-suite shower room and downstairs family bathroom
- Handy lean-to
- Walking distance to shops and schools

Accommodation

SPLIT LEVEL GROUND FLOOR

Lounge : 15'5 into bay x 12'8 (4.70m x 3.86m)

Dining Area: 10'7 x 9'9 (3.23m x 2.97m)

Kitchen: 10'4 x 7'9 (3.15m x 2.36m)

Bathroom

Lean-To

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 12'8 x 10'2 (3.86m x 3.10m)

En-Suite Shower Room

Bedroom 2: 10'4 x 7'6 (3.15m x 2.29m)

Bedroom 3: 10'0 maximum x 7'4 (3.05m x 2.24m)

SECOND FLOOR

Usable Loft Room : 11'4 x 8'6 (3.46m x 2.59m)

Eaves

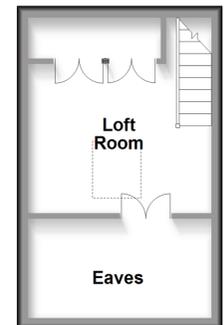
Split Level Ground Floor
Approx. 45.9 sq. metres (494.0 sq. feet)



Split Level First Floor
Approx. 35.9 sq. metres (386.3 sq. feet)



Second Floor
Approx. 17.7 sq. metres (190.6 sq. feet)



Call Gravesend - 01474 352417 ■ 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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