



**Connells**

Colyer Road  
Northfleet Gravesend





### Property Description

Great potential, two-bedroom semi-detached bungalow, with the possibility to create a 3rd bedroom. This bungalow was previously laid out as three bedrooms, the current owner made the choice to create more living space with a through lounge/diner. The dining room can be reverted if needed. All on one level with no stairs the property is ready to move into. Suiting a range of buyers, you have potential to add a driveway to the front and even extend to the rear or open up the kitchen to create a more open plan space subject to the usual permissions.

Internally you will find two bedrooms all generous sizes, a family bathroom converted to a wet room and a lounge/diner with a large window to the rear overlooking the garden.

The kitchen is separate in a galley style also with access to the garden. The garden itself is low maintenance mainly made up of patio, a perfectly private space to relax and enjoy. You even have solar panels on the roof that will be sold with the property.

There are a choice of shops and amenities within proximity, with Sainsburys supermarket just round the corner. A short bus ride will take you into Gravesend, with its array of shops, cafes and restaurants, or even to Bluewater shopping centre. The A2 and M2 motorway networks are less than five minutes' drive from the property so ideal for links to the M25.

## Lounge

12' 1" x 15' 9" ( 3.68m x 4.80m )

## Dining Room

7' 3" x 9' 8" ( 2.21m x 2.95m )

## Kitchen

6' 4" x 9' 3" ( 1.93m x 2.82m )

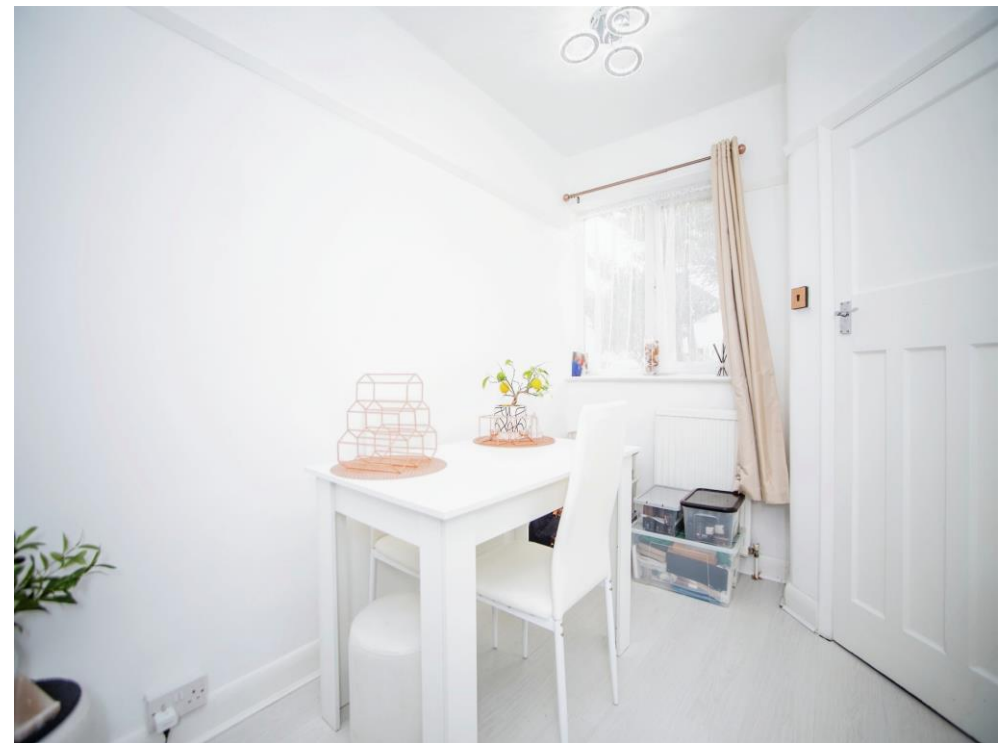
## Bedroom One

11' 1" x 12' 9" ( 3.38m x 3.89m )

## Bedroom Two

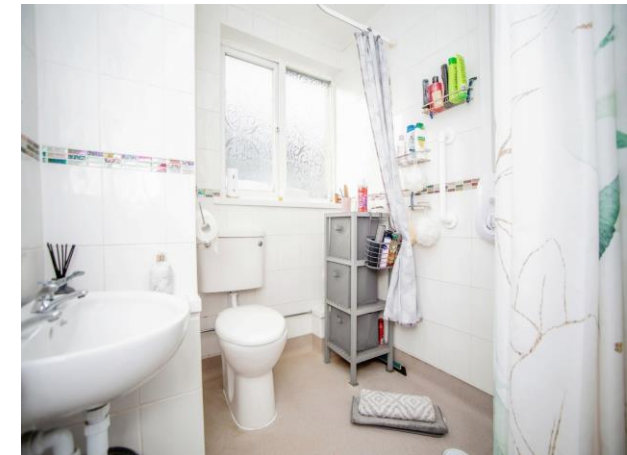
7' 9" x 9' 1" ( 2.36m x 2.77m )

## Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

**T 01634 233400**  
**E [rainham@connells.co.uk](mailto:rainham@connells.co.uk)**

21 High Street  
 RAINHAM ME8 7HX

**EPC Rating: D**

**view this property online [connells.co.uk/Property/RAL103183](http://connells.co.uk/Property/RAL103183)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RAL103183 - 0004