



**Guide Price**  
**£425,000**

**Freehold**

4x  1x  2x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Extended semi-detached home**
- **Downstairs cloakroom and 2 toilets upstairs**
- **Conservatory and garden room for extra space**
- **2 garages for additional parking or storage**
- **Walking distance of shops and schools**
- **Potential to extend subject to the usual planning permissions**
- **No forward chain**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge/Dining Area : 24'4 x 9'4 (7.42m x 2.85m)  
 Garden Room : 9'6 x 9'3 (2.90m x 2.82m)  
 Kitchen/Breakfast Room : (L-shaped) 11'6 x 4'11 (3.51m x 1.50m) plus 11'5 x 8'7 (3.48m x 2.62m)  
 Conservatory: 14'5 x 9'1 (4.40m x 2.77m)  
 Cloakroom

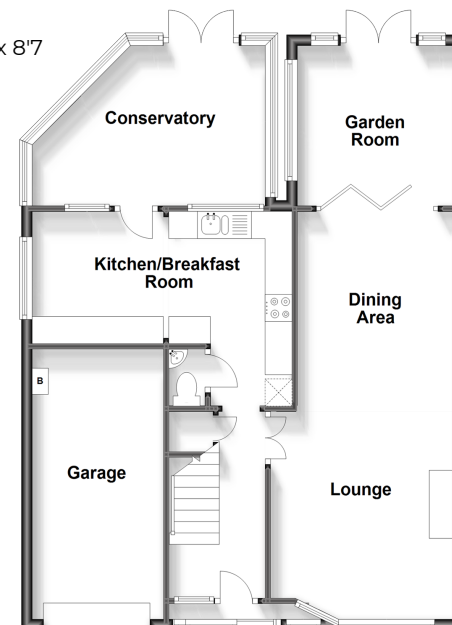
### FIRST FLOOR

Landing  
 Bedroom 1: 14'1 into bay x 10'3 (4.30m x 3.13m)  
 Bedroom 2: 12'10 x 8'9 (3.91m x 2.67m)  
 Bedroom 3: 11'4 x 10'3 (3.46m x 3.13m)  
 Bedroom 4: 8'10 x 7'2 (2.69m x 2.19m)  
 Bathroom  
 Toilet

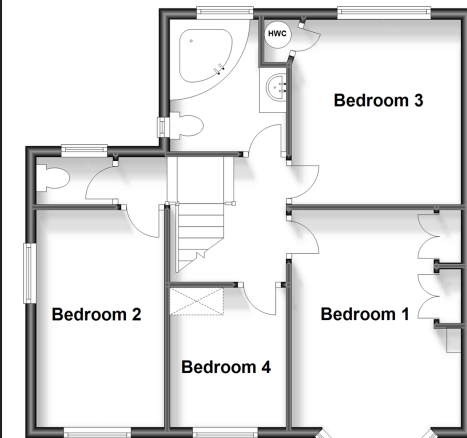
### OUTSIDE

Driveway  
 Integral Garage  
 Rear Garden  
 Garage to the Rear

**Ground Floor**  
 Approx. 79.2 sq. metres (852.9 sq. feet)



**First Floor**  
 Approx. 52.8 sq. metres (568.7 sq. feet)



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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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