



**Price**  
**£450,000**

**Freehold**

4x  2x  2x 

**Ridgeway Avenue,  
Gravesend, Kent, DA12**

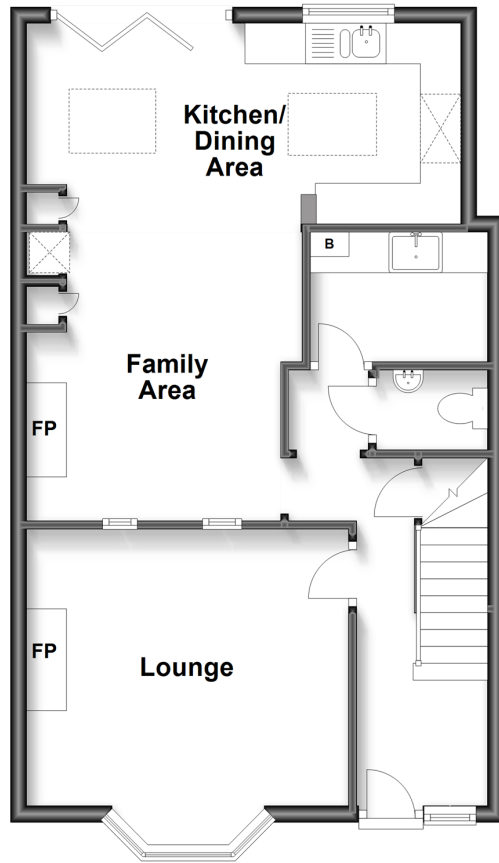
**OVER 60?**

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

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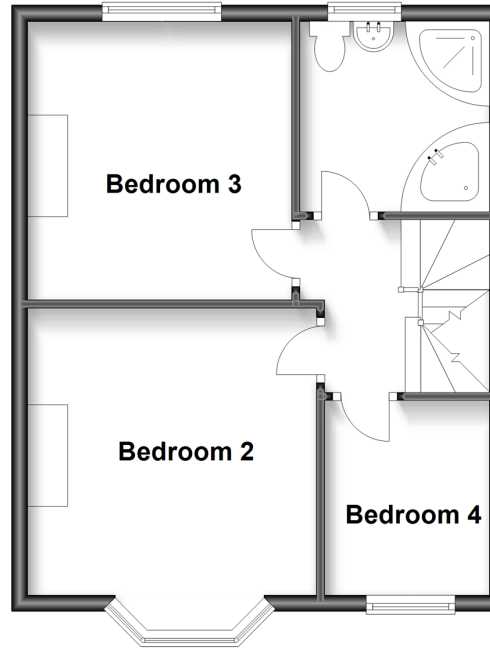
## Ground Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



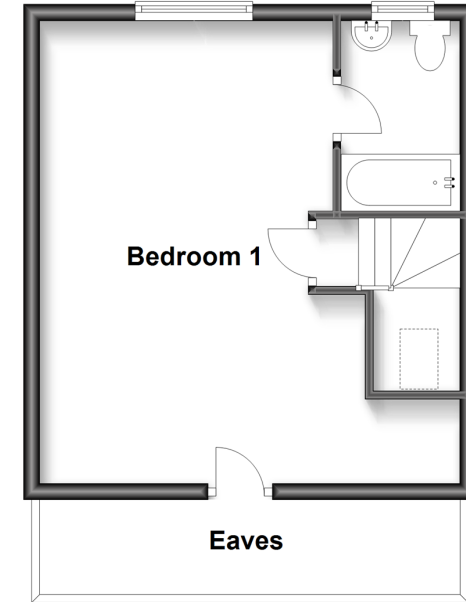
## First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



## Second Floor

Approx. 29.7 sq. metres (320.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge : 13'1 x 13'0 into bay (3.99m x 3.97m)  
Family Area: 14'1 x 10'8 (4.30m x 3.25m)  
Kitchen/Dining Area: 17'10 x 8'7 (5.44m x 2.62m)  
Cloakroom  
Utility Room : 7'5 x 5'6 (2.26m x 1.68m)

### FIRST FLOOR

Landing  
Bedroom 2: 13'9 into bay x 12'1 (4.19m x 3.69m)  
Bedroom 3: 11'11 x 11'0 (3.63m x 3.36m)  
Bedroom 4: 8'1 x 6'7 (2.47m x 2.01m)  
Bathroom

### SECOND FLOOR

Bedroom 1: 18'8 x 13'3 (5.69m x 4.04m)  
En-suite Bathroom

### OUTSIDE

Driveway  
Double Garage to the Rear  
Rear Garden



## Main features

- A wonderfully presented home with a spacious open plan kitchen/dining area
- Downstairs cloakroom and utility room
- En-suite to main bedroom in addition to a family bathroom
- Double garage to the rear
- Within close proximity to shops, schools and motorway networks.



### Nearest Schools

Primary Schools: Whitehill Primary 0.4 miles, Kings Farm Primary 0.6 miles, Westcourt Primary 1.0 miles

Secondary Schools: The Ifield School 0.6 miles, Saint George's C of E School 0.9 miles, Mayfield Grammar



### Transport Information

Train Stations: Gravesend 1.6 miles, Northfleet 3.0 miles, Swanscombe 3.0 miles



### Address

Ridgeway Avenue, Gravesend, Kent, DA12



### Directions

For directions to this property please contact us.



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



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.