



**Price**  
**£475,000**

**Freehold**

4x  3x  1x 

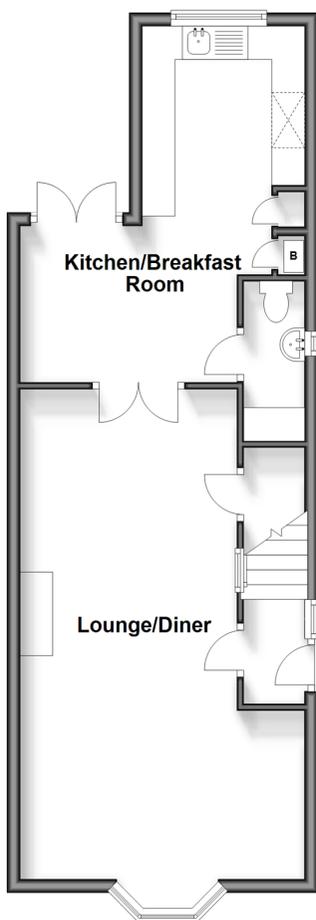
**a Old Road, Gravesend,  
Kent, DA11**

**OVER 60?**

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

*Wards*  
Helping you move forwards

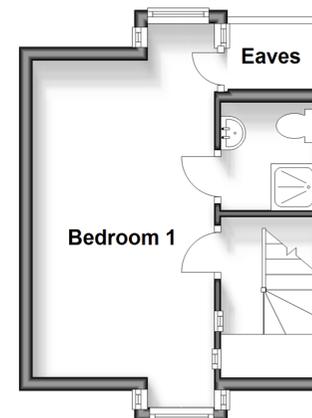
**Ground Floor**  
Approx. 50.0 sq. metres (538.3 sq. feet)



**First Floor**  
Approx. 45.3 sq. metres (487.4 sq. feet)



**Second Floor**  
Approx. 20.6 sq. metres (222.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Lounge/Diner: 27'1 x 11'2 (8.26m x 3.41m)  
Kitchen/Breakfast Room: 18'5 x 7'10 (5.62m x 2.39m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 2: 11'11 x 11'8 (3.63m x 3.56m)  
En-Suite Shower Room  
Bedroom 3: 11'9 x 8'4 (3.58m x 2.54m)  
Bedroom 4: 9'3 x 7'11 (2.82m x 2.41m)  
Bathroom

### SECOND FLOOR

Bedroom 1: 19'1 x 9'4 (5.82m x 2.85m)  
En-suite Shower Room

### OUTSIDE

Front Garden  
Garage to the Rear  
Off Road Parking to the Rear  
Rear Garden



## Main features

- A fantastic sized family home close to all local amenities
- Garage and off road parking to the rear
- 2 en-suite shower rooms and a family bathroom
- Large lounge/diner
- Walking distance from Gravesend train station and town centre



### Nearest Schools

Primary Schools: Wrotham Road Primary 0.3 miles, Holy Trinity C of E Voluntary Aided Primary 0.4 miles, Cecil Road Primary and Nursery School 0.4 miles

Secondary Schools and Further Education: Saint George's



### Transport Information

Train Stations: Gravesend 0.5 miles, Northfleet 2.0 miles, Ebbsfleet International 3.8 miles



### Address

a Old Road, Gravesend, Kent, DA11



### 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)



- 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.



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