



**Guide Price**  
**£450,000**

**Freehold**

4x  3x  1x 

**Elmfield Close,  
Gravesend, Kent, DA11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- A spacious property ideal for a young and growing family
- Arranged over 3 floors
- Two en-suites, a family bathroom and a ground floor cloakroom
- Quiet cul-de-sac location
- Views over the valley

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge/Kitchen/Dining Area : 33'4 (10.17m) x 14'6 (4.42m) narrowing to 6'7 (2.01m)

### FIRST FLOOR

Landing  
Bedroom 3: 15'5 x 14'4 (4.70m x 4.37m)  
Bathroom : 7'5 x 6'7 (2.26m x 2.01m)  
Bedroom 4: 14'6 x 10'2 (4.42m x 3.10m)

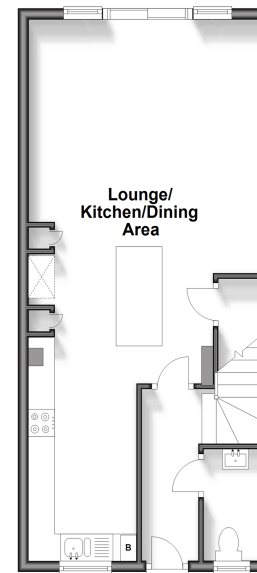
### SECOND FLOOR

Landing  
Bedroom 1: 15'0 x 14'3 (4.58m x 4.35m)  
En-suite Bathroom  
Bedroom 2: 11'0 x 10'0 (3.36m x 3.05m)  
En-suite Shower Room

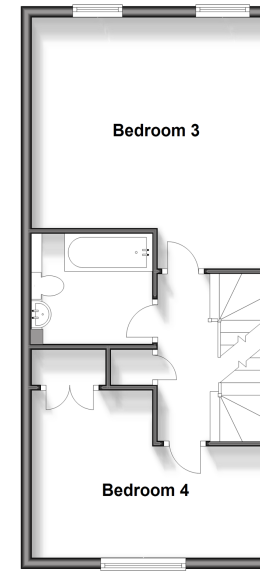
### OUTSIDE

Driveway  
Rear Garden

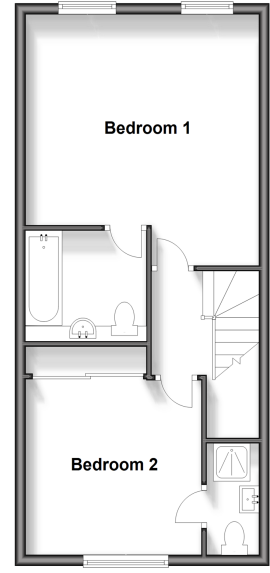
**Ground Floor**  
Approx. 44.6 sq. metres (480.4 sq. feet)



**First Floor**  
Approx. 44.6 sq. metres (480.4 sq. feet)



**Second Floor**  
Approx. 44.6 sq. metres (480.4 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
- 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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