



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Barr Road, Gravesend,  
Kent, DA12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- A great sized family home
- Garage at the rear
- Potential to extend subject to planning permission
- Close by to local amenities
- Offered for sale with no forward chain

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Lounge : 12'9 into bay x 12'4 (3.89m x 3.76m)  
Dining Area: 12'3 x 11'6 (3.74m x 3.51m)  
Kitchen : 15'11 x 7'6 (4.85m x 2.29m)  
Conservatory : 9'0 x 7'2 (2.75m x 2.19m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'11 into bay x 10'11 (3.94m x 3.33m)  
Bedroom 2: 11'11 x 10'3 (3.63m x 3.13m)  
Bedroom 3: 8'7 x 6'5 (2.62m x 1.96m)  
Shower Room

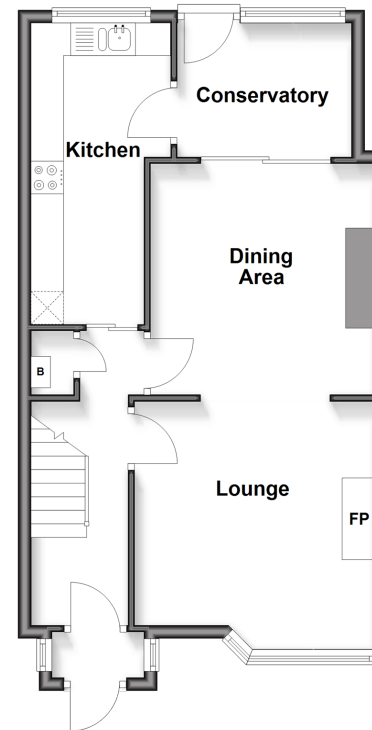
### OUTBUILDING

Garage

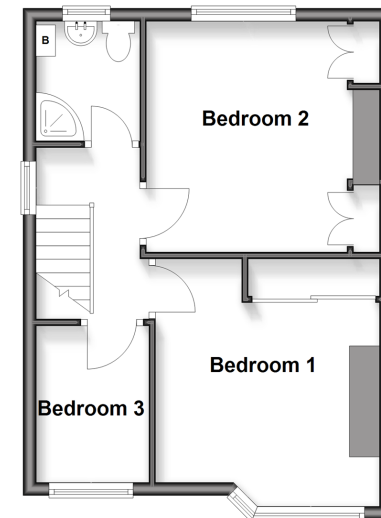
### OUTSIDE

Carport to the Rear  
Rear Garden

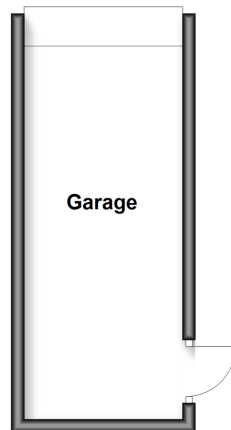
**Ground Floor**  
Approx. 50.0 sq. metres (538.2 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (405.3 sq. feet)



**Outbuilding**  
Approx. 14.7 sq. metres (157.8 sq. feet)



**Call Gravesend - 01474 352417 ■ wardsofkent.co.uk**

- Asbestos is present at this property, please contact us before proceeding
- 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 50% less, by purchasing a Lifetime Lease.