



**Price**

**£375,000**

**Freehold**

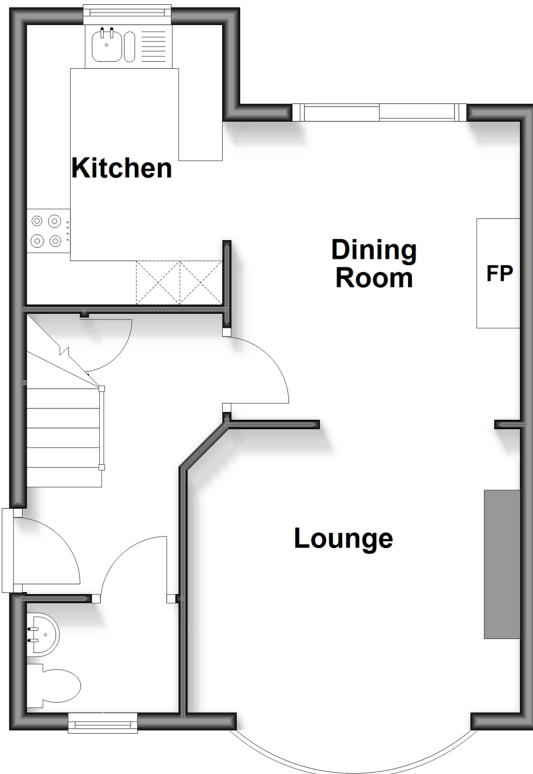
3x 1x 2x

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

*Wards*  
Helping you move forwards

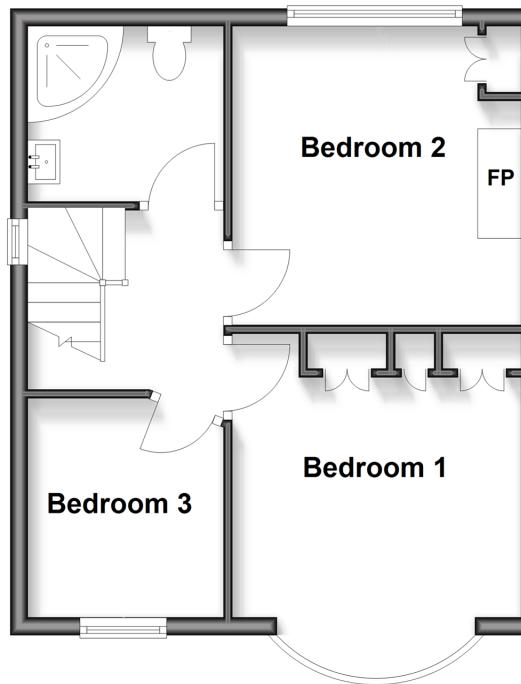
## Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



## Outbuilding

Approx. 17.2 sq. metres (185.1 sq. feet)



## Accommodation

## GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 13'3 into bay x 11'4 (4.04m x 3.46m)  
Dining Room : 11'3 x 10'11 (3.43m x 3.33m)  
Kitchen : 11'1 x 7'4 (3.38m x 2.24m)

## FIRST FLOOR

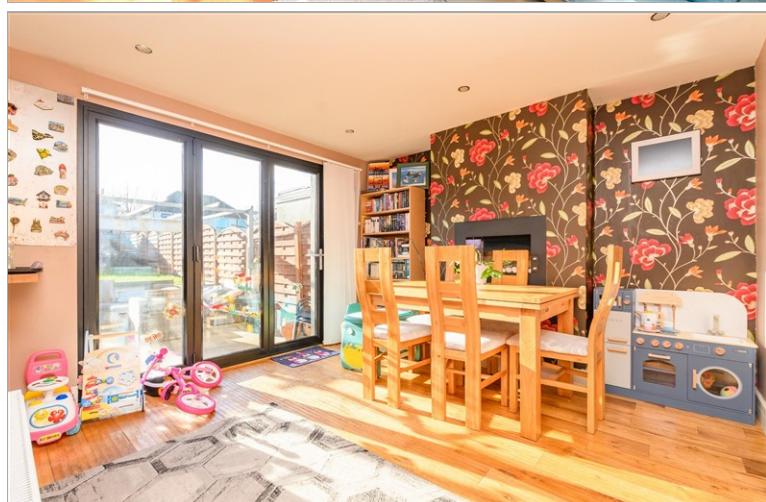
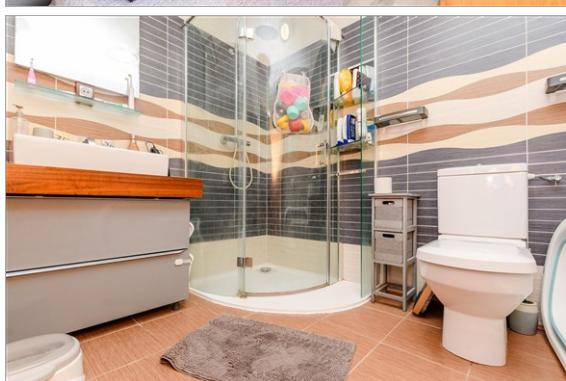
Landing  
Bedroom 1: 13'6 into bay x 10'8 (4.12m x 3.25m)  
Bedroom 2: 11'2 x 9'5 (3.41m x 2.87m)  
Bedroom 3: 8'2 x 7'9 (2.49m x 2.36m)  
Shower Room

## OUTBUILDING

## Office

## OUTSIDE

Driveway  
Rear Garden



## Main features

- Driveway providing ample parking with car charging point
- Handy outbuilding to the rear currently used as an office
- Downstairs cloakroom
- Close to local shops, schools and other amenities
- Easy access to the A2/M2 motorway links

### Nearest Schools

Primary Schools: Painters Ash Primary 0.6 miles, Dover Road Community Primary 0.9 miles

Secondary Schools: Northfleet School for Girls 0.2 miles, Northfleet Technology College 0.4 miles

### Transport Information

Train Stations: Gravesend 1.6 miles, Ebbsfleet International 1.7 miles, Northfleet 1.9 miles

### Address

Colyer Road, Northfleet, Gravesend, Kent, DA11

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

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 50% less, by purchasing a Lifetime Lease



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