



**Guide Price**  
**£300,000**

**Freehold**

2x  1x  1x 

**Farley Road, Gravesend,  
Kent, DA12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- A great first time buy
- Well presented throughout
- Conservatory adding to the living space
- Quiet cul-de-sac location
- Easy access to a range of amenities

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 19'2 x 11'7 (5.85m x 3.53m)

Kitchen/Breakfast Area : 11'7 x 7'9 (3.53m x 2.36m)

Conservatory: 10'9 x 5'5 (3.28m x 1.65m)

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 9'4 (3.53m x 2.85m)

Bedroom 2: 11'7 x 7'8 (3.53m x 2.34m)

Shower Room

### OUTSIDE

Front Garden

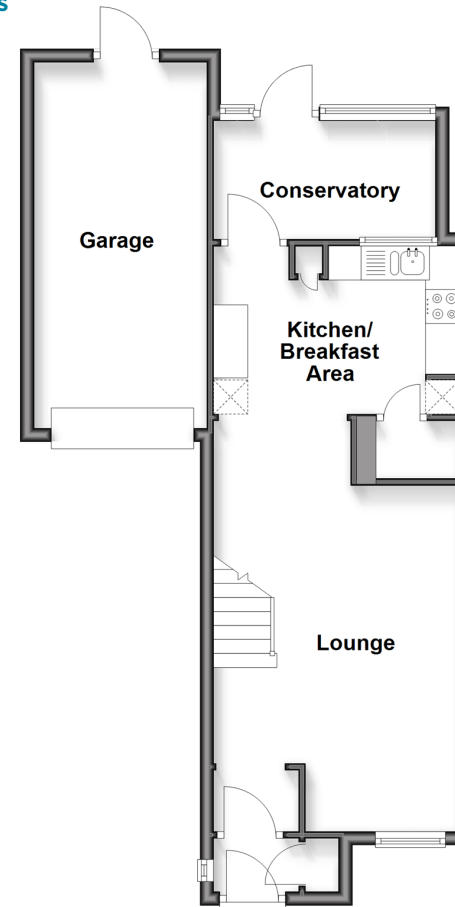
Driveway

Garage

Rear Garden

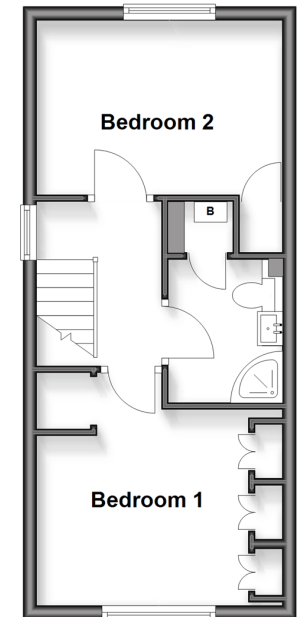
### Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



### First Floor

Approx. 31.0 sq. metres (333.4 sq. feet)



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

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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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