



Guide Price
£475,000

Freehold

5x  2x  1x 

**St. Botolphs Road,
Northfleet, Gravesend,
Kent, DA11**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Driveway to the front accommodating 2 vehicles
- Handy downstairs toilet
- Conservatory adding to the living space
- Easy access to the A2 motorway
- Close to shops and other local amenities

Accommodation

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Toilet
- Bedroom 5: 16'5 x 6'8 (5.01m x 2.03m)
- Lounge: 24'1 x 10'1 (7.35m x 3.08m)
- Kitchen : 15'4 x 10'5 (4.68m x 3.18m)
- Conservatory : 10'5 x 8'6 (3.18m x 2.59m)

FIRST FLOOR

- Landing
- Bedroom 1: 12'9 x 10'4 (3.89m x 3.15m)
- Bedroom 2: 10'7 x 10'2 (3.23m x 3.10m)
- Bedroom 3: 15'6 x 6'9 (4.73m x 2.06m)
- Bedroom 4: 9'9 x 6'4 (2.97m x 1.93m)
- Bathroom
- Shower Room

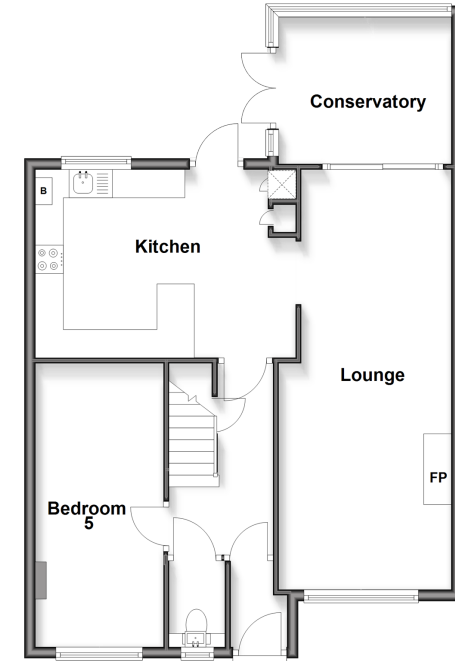
OUTSIDE

- Driveway
- Rear Garden

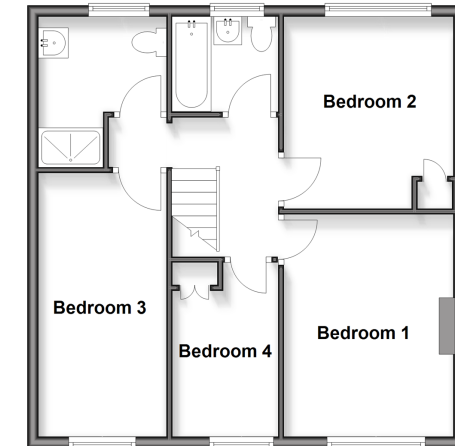
Call Gravesend - 01474 352417 ■ wardsof Kent.co.uk

- 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

Ground Floor
Approx. 68.3 sq. metres (735.1 sq. feet)



First Floor
Approx. 55.4 sq. metres (596.1 sq. feet)



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