

**OVER 60?**

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



**Guide Price**  
**£700,000**  
**Freehold**

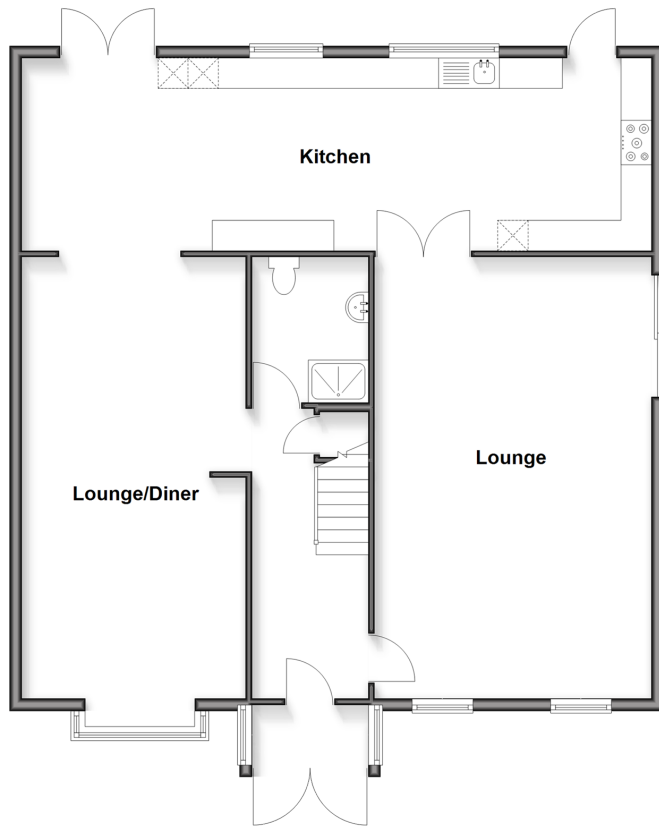
5x  3x  2x 

Sun Lane, Gravesend, Kent, DA12

*Wards*  
Helping you move forwards

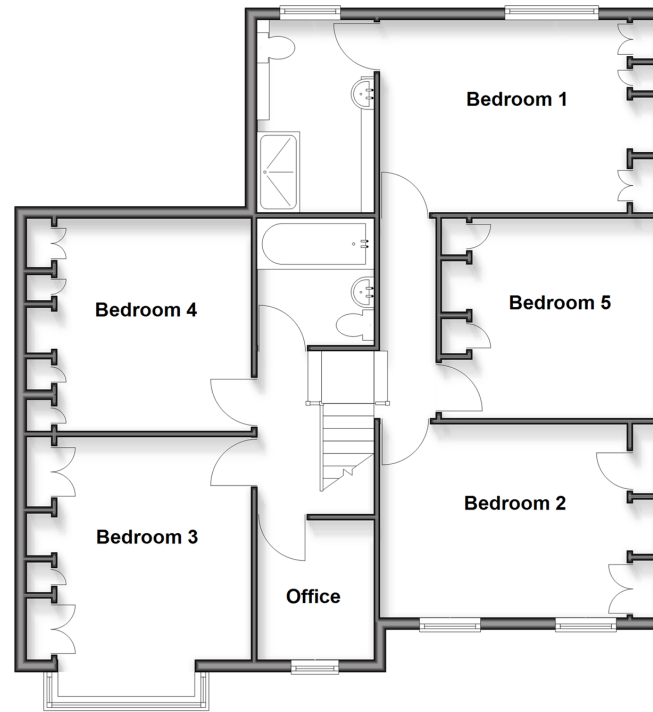
## Ground Floor

Approx. 111.3 sq. metres (1197.6 sq. feet)



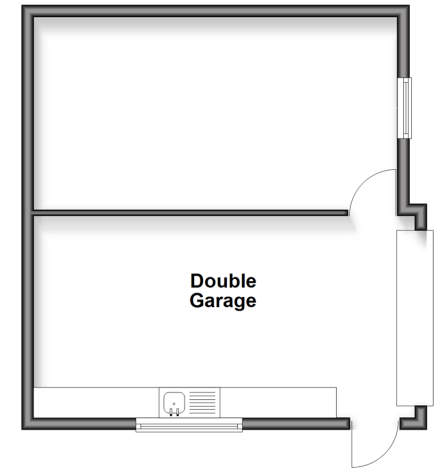
## First Floor

Approx. 94.9 sq. metres (1021.2 sq. feet)



## Outbuilding

Approx. 40.3 sq. metres (433.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Lounge : 23'8 x 14'4 (7.22m x 4.37m)  
Kitchen : 7'8 x 6'1 (2.34m x 1.86m)  
Lounge/Diner: 27'1 x 12'2 (8.26m x 3.71m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'3 x 10'6 (4.04m x 3.20m)  
En-suite Shower Room : 9'8 x 6'1 (2.95m x 1.86m)  
Bedroom 2: 13'3 x 10'2 (4.04m x 3.10m)  
Office: 8'2 x 6'0 (2.49m x 1.83m)  
Bedroom 3: 12'8 x 10'4 (3.86m x 3.15m)  
Bedroom 4: 11'5 x 10'5 (3.48m x 3.18m)  
Bathroom : 7'3 x 6'4 (2.21m x 1.93m)  
Bedroom 5: 11'9 x 9'9 (3.58m x 2.97m)

### OUTBUILDING

Double Garage

### OUTSIDE

Driveway  
Rear Garden



## Main features

- Impressive family home which has been extended
- Versatile and flexible living arrangements
- Immaculate throughout
- Detached double garage
- En-suite shower room to Bedroom 1
- Handy office space on the first floor for home working



### Nearest Schools

Primary Schools: Whitehill Primary 0.4 miles, Holy Trinity C of E Voluntary Aided Primary 0.7 miles, Kings Farm Primary 0.8 miles

Secondary Schools: The Ifield School 0.8 miles



### Transport Information

Train Stations: Gravesend 1.3 miles, Northfleet 2.7 miles, Meopham 3.0 miles



### Address

Sun Lane, Gravesend, Kent, DA12



### Directions

For directions to this property please contact us.



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



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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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