



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**St. Albans Close,  
Gravesend, Kent, DA12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ideal first time buy
- Walking distance to Valley Drive shops and amenities
- Potential to extend subject to planning permission
- Located close to local schools, parks and transport
- Excellent access to A2 motorway

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'6 x 10'9 (4.12m x 3.28m)

Dining Area: 13'3 x 10'4 (4.04m x 3.15m)

Kitchen : 10'3 x 9'5 (3.13m x 2.87m)

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 11'5 (3.81m x 3.48m)

Bedroom 2: 12'3 x 10'4 (3.74m x 3.15m)

Bedroom 3: 9'0 x 8'11 (2.75m x 2.72m)

Bathroom

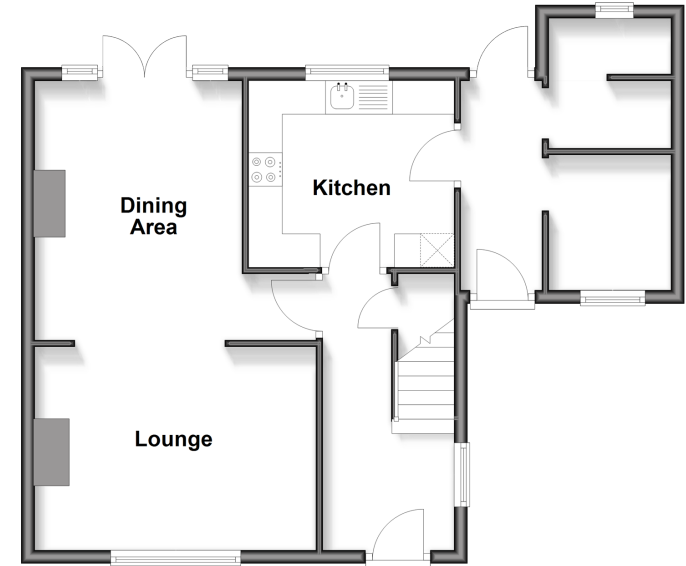
### OUTSIDE

Driveway

Rear Garden

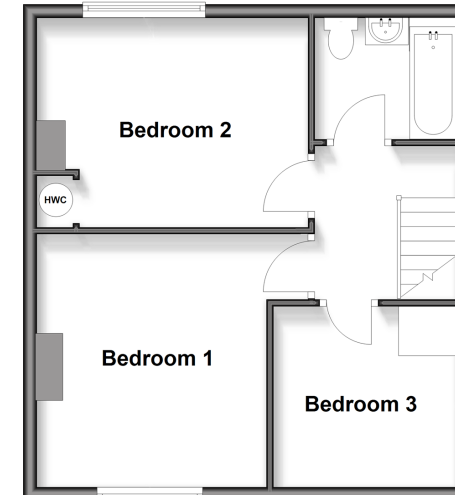
### Ground Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



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

■ 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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