



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£475,000**

**Freehold**

3x 2x 1x

**Calderwood, Gravesend,  
Kent, DA12**

*Wards*  
Helping you move forwards



## Main features

- Charming bungalow in a sought after location
- Garage and private driveway
- En-suite shower room to Bedroom 1
- Beautifully maintained rear garden with a sunny aspect
- Prime location close to schools, local shops, parks and transport links

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 20'10 into bay x 11'6 (6.35m x 3.51m)

Kitchen : 14'9 (4.50m) x 11'10 (3.61m) narrowing to 8'6 (2.59m)

Bedroom 3: 9'6 x 6'9 (2.90m x 2.06m)

Bedroom 1: 12'4 x 8'8 (3.76m x 2.64m)

#### En-suite Shower Room

#### Shower Room

Bedroom 2: 9'10 x 8'10 (3.00m x 2.69m)

### OUTSIDE

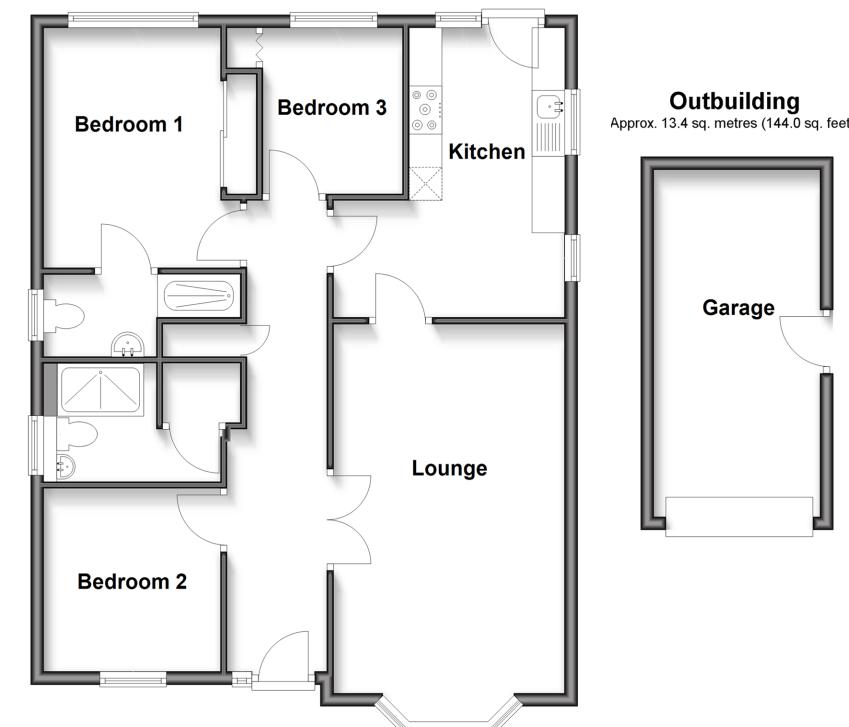
Driveway

Garage

Rear Garden

### Ground Floor

Approx. 79.7 sq. metres (857.6 sq. feet)



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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

