



Colyer Road, Gravesend, DA11 8AY
Asking price £450,000



Move Straight In!

This family home has just about all the boxes ticked! Four generous bedroom's with three bathroom's, ample living space, outbuilding, sought after location and ready to move into. Need we say more? Be quick to view as we think this will be popular.



You just know when you walk into a property if its going to be a good one and this definitely did not let us down.

The front driveway has ample parking for the size of house and is block paved which sets the tone nicely what is in store. The entrance hall is lovely and wide making life a little easier with all the comings and goings of modern life.

The living room is plenty big enough for a dining area as well or you could make the dining area in the kitchen. The kitchen is absolutely stunning and offers those who enjoy cooking a lovely bright open space with plenty of storage and worktops to enjoy.

It's worth mentioning that one of the beautiful bathroom's are on the ground-floor for those who require this.

Spread over upper two floors there are four bedrooms and two bathroom's all of which are a great size and are finished to really high standard making this a home you can enjoy from the day you move in.

Outside there is good size garden all low maintenance with artificial grass and paving making sure it looks good all year round and allowing you to make the most of the good weather we have without too much trouble. There is also a large outbuilding with all the necessary utilities all ready to make your own Office/ Gym or maybe the more and more popular now 'Home Bar'. Either way it is ready to be used for whatever your needs are.

Families have been looking to move into this area for quite some time as the commuter links are good with easy access to the A2/M2, Gravesend or Ebbsfleet International station are approximately 1 mile away and very good local schools within close proximity.

We know when you walk around you will be as impressed as we are so call Town and City Homes today and find out when the next available viewing could be.

Entrance Hall

Shower Room/ WC

Living Room 25' x 13'8 (7.62m x 4.17m)

Kitchen Diner 1810 x 18'6 at max (551.69m x 5.64m at max)

First Floor Landing

Bedroom 39'4""16'4" x 36'1""29'6" (12'5 x 11'9)

Bedroom 12'2 x 11' (3.71m x 3.35m)

Bedroom 9'1 x 8'8 (2.77m x 2.64m)

Bathroom 7'9 x 7'4 (2.36m x 2.24m)

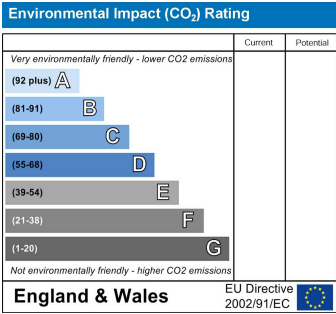
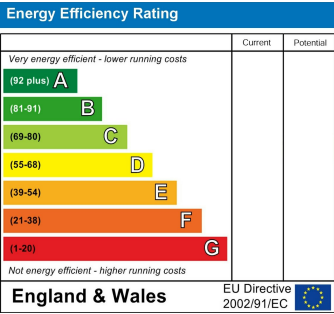
Second Floor Landing

Bedroom 16'6 x 11'9 (5.03m x 3.58m)

Ensuite 6'9 x 6'2 (2.06m x 1.88m)

Garden

Outbuilding







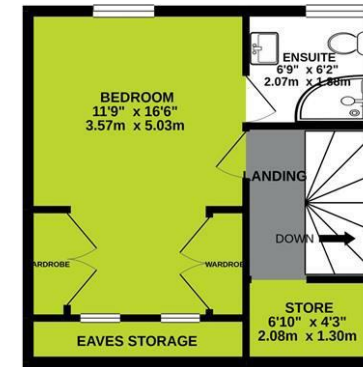
GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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