



# Colyer Road

Northfleet | Kent | DA11 8AT



# Colyer Road

Northfleet, Kent, DA11 8AT

£400,000

Freehold

Situated along popular Colyer Road close to local schools is this extended three bedroom semi detached house with 3 reception rooms, modern kitchen and own driveway for 2 cars to front.

## Benefitting from:

- Total Square Footage: 1224.6 Square Feet
- Double Glazing
- Gas Central Heating
- Three Receptions
- Modern Fitted Kitchen
- Ground Floor Shower Room
- First Floor Bathroom
- 50' Rear Garden
- Detached Garage
- Viewing Recommended
- Council Tax: C
- EPC Rating: E



## Accommodation

**Entrance Hall:** Entrance door to side. Staircase to first floor. Under-stairs cupboard. Radiator. Carpet. Doors to:-

**GF Shower Room:** 1.8m x 1.52m (5'11" x 5') Frosted double glazed window to front. Suite comprising tiled shower cubicle. Vanity wash hand basin with cupboard below. Low level w.c. Extractor fan. Tiled walls. Tiled flooring.

**Lounge:** 4.1m x 3.78m (13'5" x 12'5") Double glazed bay window to front. Coved and textured ceiling. Radiator. Carpet. Arch to dining room.

**Reception Room 2** 3m x 2.57m (9'10" x 8'5") Double radiator. Feature fireplace. Arch to lounge. Carpet. Arch to:-

**Dining Room:** 3.43m x 3.33m (11'3" x 10'11") Double glazed window to rear. Double glazed window to side. Double radiator. Laminate wood flooring.

**Kitchen:** 3.1m x 2.24m (10'2" x 7'4") Double glazed window to rear. Modern fitted wall and base units with work surface over. Built-in double oven and hob with extractor hood over. Integrated fridge. Integrated freezer. Integrated dishwasher. Tiled splashback. Radiator.

**First Floor Landing:** Staircase to loft room.

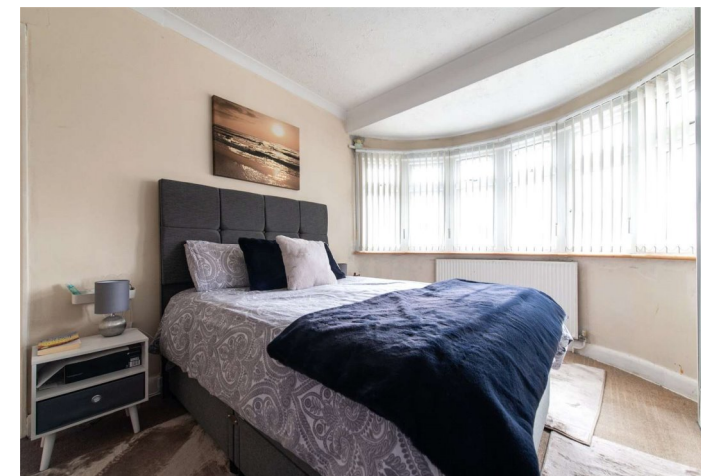
**Bedroom 1:** 4.2m x 2.64m (13'9" x 8'8") Double glazed bay window to front. Radiator. Carpet.

**Bedroom 2:** 3.45m x 3.23m (11'4" x 10'7") Double glazed window to rear. Radiator. Coved ceiling. Carpet.

**Bedroom 3:** 2.44m x 2.36m (8' x 7'9") Double glazed window to front. Radiator. Carpet.

**Bathroom:** 2.36m x 1.85m (7'9" x 6'1") Frosted double glazed window to rear. Suite comprising panelled bath with independent shower and overhead spray. Vanity unit with ample drawers. Low level w.c. Radiator. Tiled walls.

**Loft Room:** 3.58m x 2.84m (11'9" x 9'4") Double glazed Velux window to rear. Carpet.





## Exterior

Rear Garden: Approx: 50ft: Laid to lawn. Shed to remain.

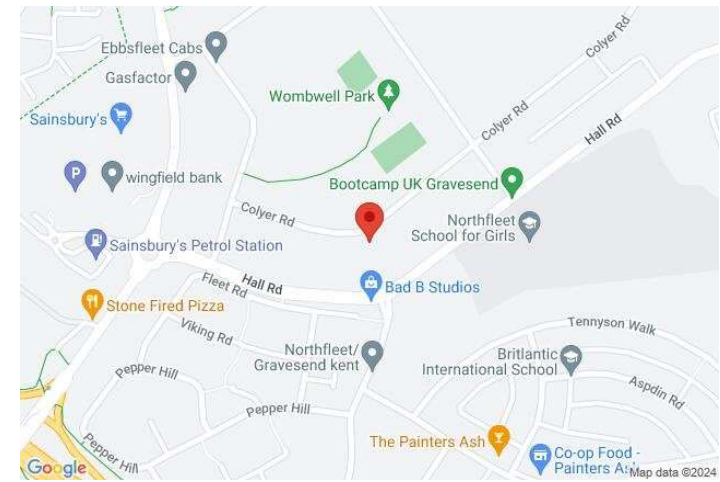
Garage: Detached garage via shared driveway.

Parking: To front for two cars.

## Additional Information

Colyer Road is within close proximity to schools, bus routes to town centre and mainline stations featuring links to London in as little as 22 minutes. There are superstores within easy reach along with all local shops and sports centre. The Bluewater shopping centre is approximately 10 minutes by car.





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

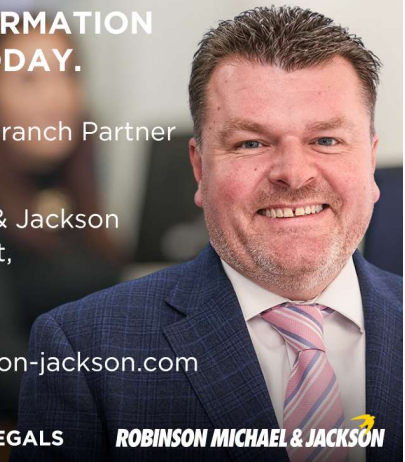
## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

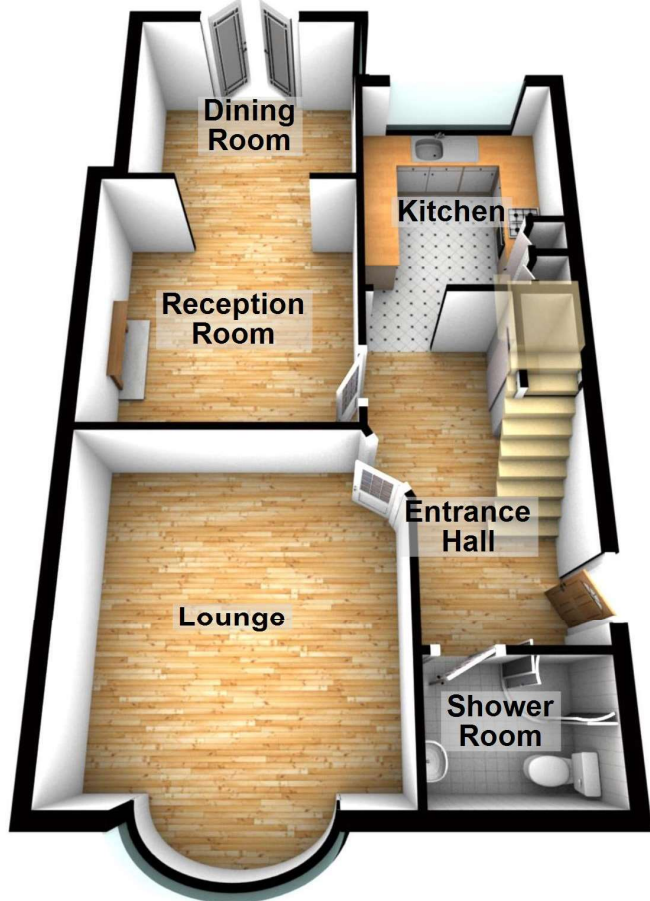
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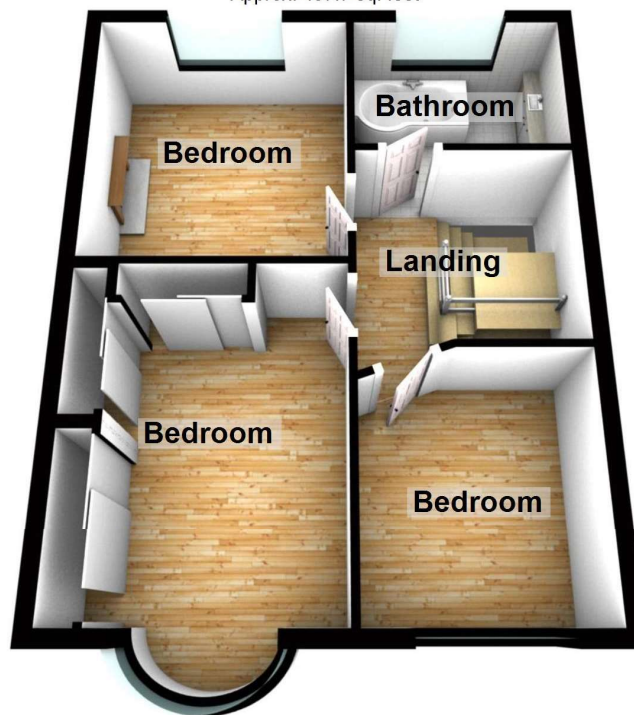
### Ground Floor

Approx. 628.6 sq. feet



### First Floor

Approx. 497.7 sq. feet



### Second Floor

Approx. 98.3 sq. feet



Total area: approx. 1224.6 sq. feet

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Plan produced using PlanUp.

