



**Westwood Road, Southfleet, Gravesend, Kent,
DA13**

**Offers in excess of:
£500,000**

Westwood Road, Southfleet, Gravesend, Kent, DA13

Rare to market and offered with the benefit of NO FORWARD CHAIN is this two-bedroom, semi-detached bungalow.

Located in the sought after village of Betsham near Southfleet and Longfield, the bungalow is a great option for downsizers, but equally, could suit those looking for an extension and development project – with a fine precedent set for this, by homes in the neighbourhood.

Occupying a substantial plot, the bungalow is well maintained throughout.

There is a generous frontage with a tarmacked driveway, a lawned front garden, and double wooden gates which lead to a garage, at the rear of the drive. There is ample off-road parking, and potential for the driveway to be extended upon further.

Internally, the home offers an entrance hall, which provides access to the two double bedrooms.

There is a spacious, extended through lounge-diner, with a former third bedroom removed to help create this. This, with a simple partition, could be reinstated. There is a separate kitchen-diner with contemporary fitted kitchen including some integrated appliances. To the rear both this, and the lounge-diner, there are doors to the garden.

A family sized bathroom completes the accommodation, with shower attachment over small bath, toilet and wash/hand basin.

Further benefits to the home include gas central heating, double glazing, and a large loft space for storage. Subject to the necessary permissions, the loft boasts great potential for conversion.

Externally, there is a large, private rear garden. The Westerly orientation means lots of afternoon sunlight for the space, which is mainly laid-to-lawn. There is a patio, a garden shed, and there is easy access to the garage. An extension to the rear of the home (Again STPP) wouldn't compromise on what would still be, a lovely plot.

The property is within a few minutes of Longfield Village for your daily conveniences. Here, there is a Waitrose Supermarket, a Co-Op, a number of takeaway and dine-in eateries. Here, you'll also find the mainline train station which offers frequent, direct services to London Victoria or the Kent Coast. .

Ebbsfleet International is also a short drive away, with this offering a High-Speed service to Stratford International and St Pancras International in under 25 minutes.

Road links to the A2, M25, M2 and M20 are superb, with a Sainsburys Supermarket at Pepper Hill, the junction for the A2.

Gravesend Town Centre is also within easy reach, as are a number of reputable primary and secondary schools. See school checker for more.

Enquire now to book your viewing.

Tenure: Freehold
Council Tax Band: E

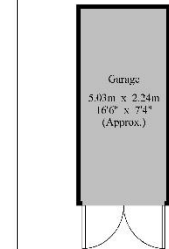
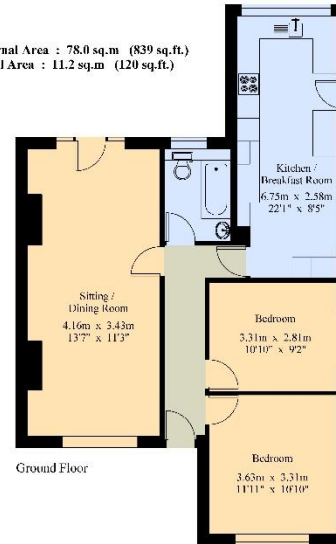






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Bungalow - Gross Internal Area : 78.0 sq.m (839 sq.ft.)
Garage - Gross Internal Area : 11.2 sq.m (120 sq.ft.)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.