



## 62 Goodwood Crescent

Gravesend, DA12 5EL Freehold

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Asking Price £395,000



**A three bedroom semi-detached house located in a quiet residential cul-de-sac with no onward chain. The property has an entrance hallway, lounge and separate dining room, kitchen, first floor landing and bathroom. There is off-road parking via a driveway and a rear garden.**

#### **Overview**

- Chain free
- 3 Separate bedrooms
- Lounge and dining room
- Off-road parking
- Level rear garden
- Quiet cul-de-sac
- Sought after location
- Gas central heating
- Double-glazing
- Council tax band D, EPC rated D

#### **Property description**

This semi-detached is located in a sought after residential cul-de-sac and is being offered to the market with no onward chain. The accommodation comprises entrance hall with stairs to first floor and cupboard under, lounge part open to the dining room which has patio doors and can also be accessed via the kitchen. The kitchen is fitted with wall and base units and houses the gas boiler supplying central heating and hot water. The first floor accommodation comprises landing with access to loft, three separate bedrooms and bathroom.

There is a front garden and driveway providing off-road parking for up to two vehicles and a level rear garden that is mainly lawn and has side pedestrian access.





### Location

Gravesend, rich in history, sits in North Kent near the River Thames' Estuary. It marks the start of the 163-mile Saxon Shore Way, tracing England's Roman-era coastline to Hastings. The area offers plenty of green spaces, including Shorne Woods Country Park, Jeskyns Community Woodland, and the Kent Downs AONB. Nearby, the National Trust's Sutton Hoo features a 255-acre estate with views over the River Deben, famous for its Anglo-Saxon burial sites. Gravesend boasts excellent schools, including Gravesend Grammar and private options like Bronte School and Cobham Hall. Trains

from Gravesend station reach London Bridge in just over an hour, with high-speed services to St Pancras in 23 minutes. The A2 provides easy road access to London and the national motorway network.

### Viewing arrangements

Strictly by prior appointment with Kings

### Directions

From our Meopham office proceed North along the A227 Wrotham Road towards Gravesend passing under the A2. Go straight at the second roundabout and take the first turning on the right into Chalky Bank which

becomes Harman Avenue. At the T-Junction with Singlewell Road turn right and then turn left into Hever Court Road. Take the second turning on the left into Sandown Road and Goodwood Crescent is the first turning on the left. what3words location finder [///slime.gasp.jars](https://www.what3words.com/location/Gravesend%20Kent)

### Property information

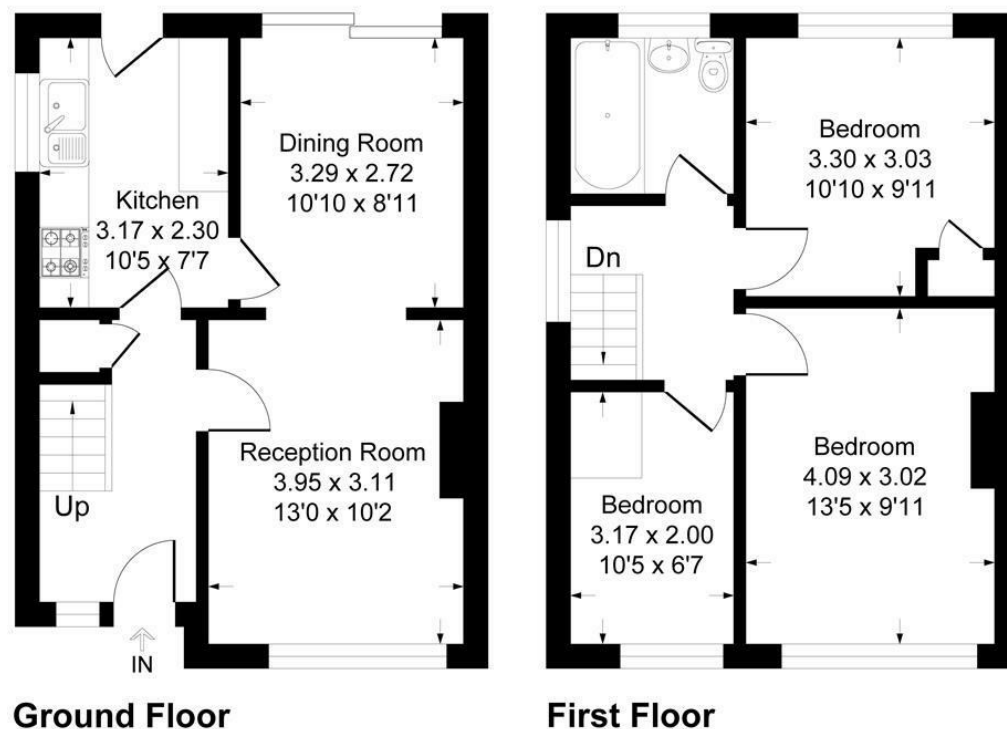
Mains gas, electric and water. Council tax band D. EPC rated D.



# Goodwood Crescent, DA12

Approximate Gross Internal Area 75.3 sq m / 811 sq ft

Garden  
12.54 x 7.92  
41'2 x 26'0  
(Approx)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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