



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Cambria Crescent,  
Gravesend, Kent, DA12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Ideal family home situated in the sought after Riverview Park area
- Open plan lounge/diner
- Garage and off road parking
- Potential to extend subject to planning permission
- Walking distance of shops, schools and leisure facilities

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Kitchen : 12'8 x 7'8 (3.86m x 2.34m)  
Lounge/Diner: 23'1 into bay x 11'0 (7.04m x 3.36m)  
Conservatory : 14'1 x 8'7 (4.30m x 2.62m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'7 into bay x 11'1 (4.14m x 3.38m)  
Bedroom 2: 8'10 up to fitted wardrobes x 8'5 (2.69m x 2.57m)  
Bedroom 3: 12'2 x 7'4 (3.71m x 2.24m)  
Bathroom

### OUTBUILDING

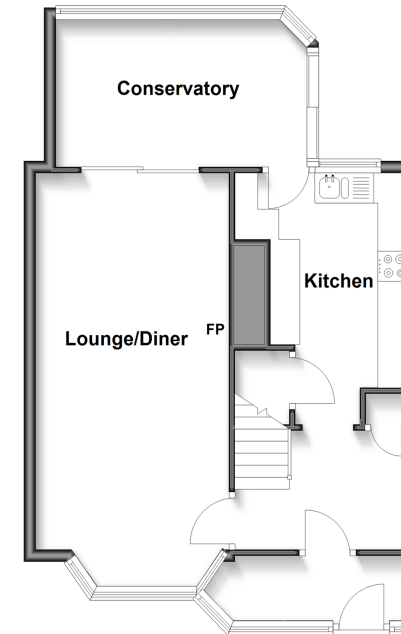
Garage to the Rear

### OUTSIDE

Driveway  
Rear Garden

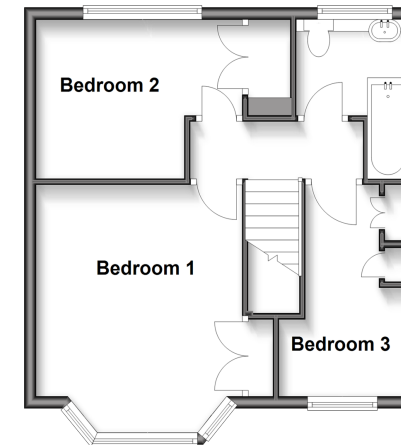
### Ground Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



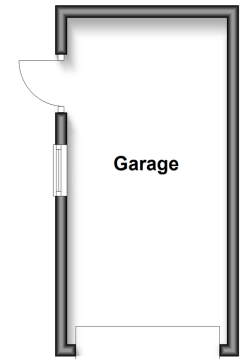
### First Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



### Outbuilding

Approx. 14.7 sq. metres (158.5 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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