



## 88 Cambria Crescent Gravesend

- Link Detached Bungalow
- Three Bedrooms
- Spacious Triple Aspect Living Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Gas Central Heating
- Double Glazing Throughout
- Attached Garage & Driveway
- No Onward Chain

**£425,000**







A link detached spacious three bedroom 'Billings' built bungalow, located on the sought after Riverview Park. The property features gas central heating and double glazing throughout, driveway and attached garage. This property also benefits from having no onward chain.

Riverview Park is a sought after residential area ideally located with Riverview Infants & Junior schools & shops in close proximity & Cascades Sports Centre & Southern Valley Golf Club close by. The A2 is only a short drive away with great access to London. There are regular buses into Gravesend Town & to the Station with high speed services into London. Ebbsfleet International & Bluewater are within easy reach too.

Enter into a reception hallway, the living room with triple aspect windows lies to the front of the property, there is a separate dining room, fitted kitchen to the rear with access to the conservatory. There are three good size bedrooms and a shower room.

Outside there is a small laid to lawn garden and to the side an attached garage and driveway.

Tenure: Freehold

Council Tax Band: E







Fixtures and fittings by arrangement other than those mentioned.

In accordance with the Estate Agency Act 1979 please note that the seller of this property is related to an employee of Hartley Estates.

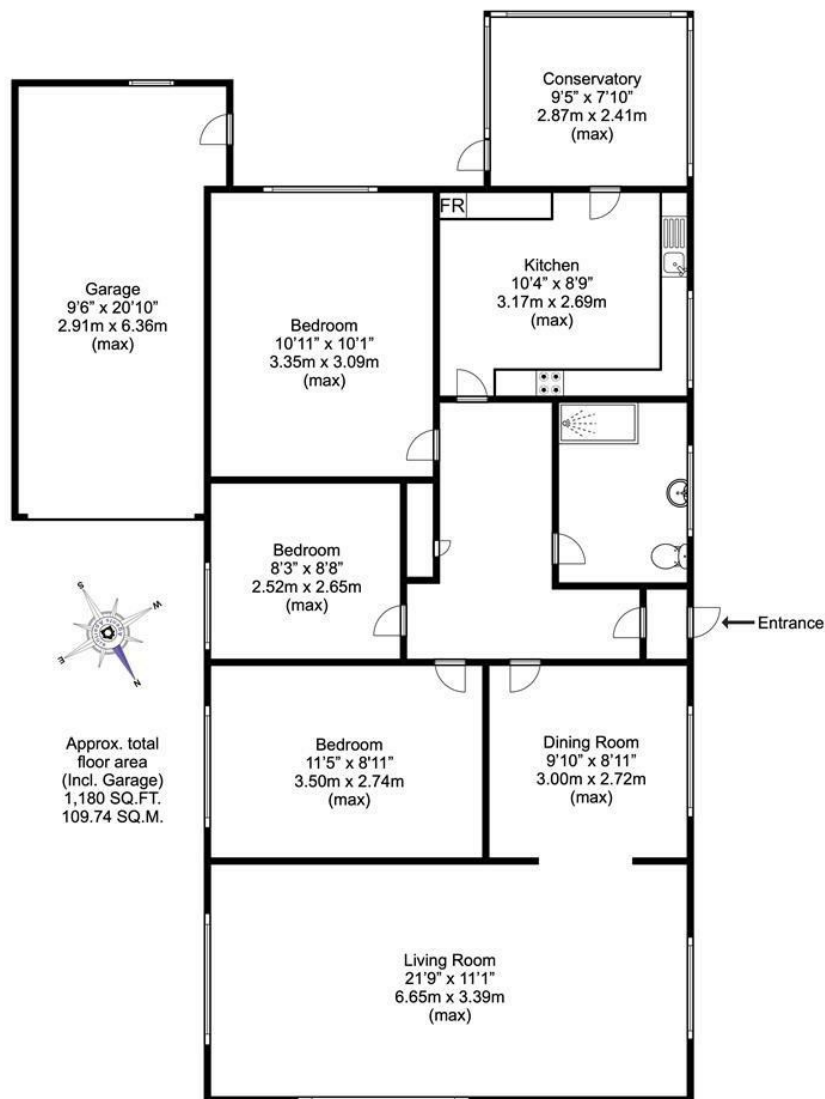












**Disclaimer**  
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current Potential       |
| 102 (max) <b>A</b>                          |                         |
| 81-101 <b>B</b>                             |                         |
| 69-80 <b>C</b>                              |                         |
| 55-68 <b>D</b>                              |                         |
| 49-54 <b>E</b>                              |                         |
| 41-48 <b>F</b>                              |                         |
| 35-39 <b>G</b>                              |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

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