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**Waterman House Estates**



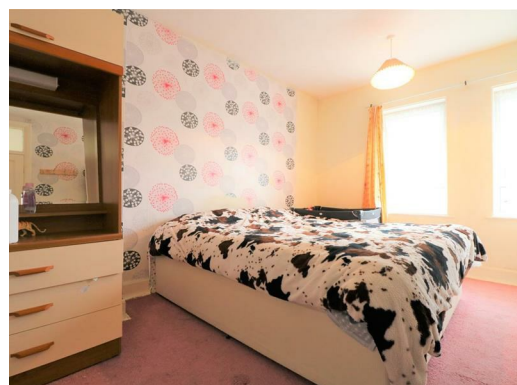
## Hampton Crescent, Gravesend, DA12 4HY

**Guide price £235,000**

GUIDE PRICE £235,000-£245,000. This SEMI DETACHED HOUSE offers a SPACIOUS LIVING ROOM and DOWNSTAIRS WC. The upstairs includes THREE GOOD SIZED BEDROOMS and a FAMILY BATHROOM. To the rear there is a LARGE GARDEN LAID TO LAWN with a PATIO AREA, there is also SIDE ACCESS TO THE GARDEN.

Downstairs comprises of a spacious lounge, kitchen and downstairs WC. the first floor comprises of three good sized bedrooms and a family bathroom. To the rear of the property there is a garden with laid lawn and a patio area, to the side of the house there is access to the garden.

This property is situated just 5 minutes from Gravesend town center where there are lots of shops and restaurants as well as Gravesend Train Station which has high speed rail links. Just a short drive away is Bluewater shopping center as well as Ebbsfleet International Station where you can also get the high speed train into London in just 20 minutes. Gravesend has two Grammar schools as well as good comprehensive secondary schools and primary schools. The property has good transport links to the A2/M2/M25.

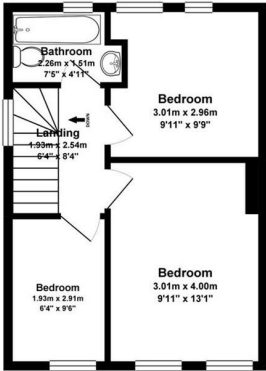
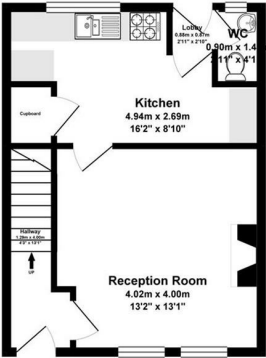


92 Hampton Crescent, Gravesend, Kent, DA12 4HY



Ground Floor 33.05 sq. m.  
( 355.73 sq. ft. )

1st Floor 34.37 sq. m.  
( 369.96 sq. ft. )



TOTAL FLOOR AREA : 67.42 sq. m. ( 725.69 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             |         | 86        |
|                                             | 55      |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         | 87        |
|                                                                 | 51      |           |