



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	77	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
		
England & Wales		



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Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



**** OPEN DAY NOW FULLY BOOKED ****

**** CHAIN FREE ****

Located in a small cul-de-sac with only eight properties, this really is your chance to purchase an amazing home over looking the Ebbsfleet Valley!

This three bedroom End of Terrace house was built only a few years ago and has the added benefit of being over three floors. As you walk through the entrance door you will enter into the kitchen which is a good size and comes with built in appliances. Off of the kitchen is a WC and then you will enter into a large, well maintained lounge area.

On the first and second floors are three LARGE bedrooms and the master benefits from an en suite shower room, this is in addition to the contemporary bathroom.

Externally, the rear garden is a sunny spot to appreciate the evenings and is mainly laid to lawn.

Located under a mile to TWO train stations; one being the well connected Ebbsfleet international train station, which has speedy links to Central London in just 19 minutes and even as far as France in 2 hours. Excellent local road networks with the Dartford Crossing, A2 and M25 are within easy access. The famous Bluewater Shopping Centre is just a short drive away and offers ample shops, restaurants and entertainment for all ages. Dartford and Gravesend Town Centres are nearby and are serviced by many local buses.

Call Anthony Martin to book that viewing!

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

MOUNTSIDE CLOSE

GRAVESEND

- CHAIN FREE
- Modern Decor Throughout
- Three Bedrooms
- En-Suite and Family Bathroom
- Allocated parking spaces
- Easy access to A2/M25 Links
- Good Sized Kitchen
- Call Anthony Martin Now!
- Floor Area: 1049 sq ft
- EPC Rating: C

