



## COOPER CLOSE

GREENHITHE

£900

# Cooper Close

GREENHITHE

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Anthony Martin Estate Agents are delighted to offer this rarely available ground floor maisonette which is within walking distance to the station, whilst located within the beautiful Saxon Park development.

Benefiting from a light and airy entrance porch allowing access to your open plan living and dining area, making this home a great space for friends and family to visit. There is also a contemporary kitchen with fitted wall and base units and offers space for your appliances. The generous master bedroom with built in wardrobes and a modern bath room are both accessed off the inner hall. The communal rear garden is perfect for sitting in sunshine and relaxing. There is an allocated parking bay to the front of the property.

Located 0.3 miles to Stone Crossing train station, so great for commuting. The Ebbsfleet International train station is 10 minutes drive away. This means you could be enjoying the buzz of Central London within 19 minutes or Paris within 2 hours using the high speed trains. Having access to the M25 / A2 allows you to connect to all major road links locally. Bluewater Shopping Centre is the perfect spot for entertainment, shopping and has many restaurants to keep you busy and all are only 8 minutes drive away. Three good primary schools are within a mile and the local secondary school is only 1.6 miles away.

Call Anthony Martin Estate Agents to arrange to view. EPC rating awaited

## SUMMARY OF ACCOMMODATION

**Ground Floor**

**Entrance Porch**

**Lounge**

**Dining Room**

**Kitchen**

**Bbedroom**

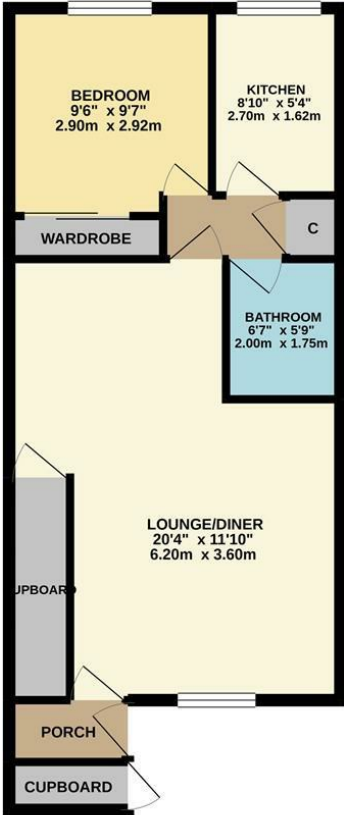
**Bathroom**

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APPROX. GROSS INTERNAL FLOOR AREA 535.00 sq ft

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) 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 for 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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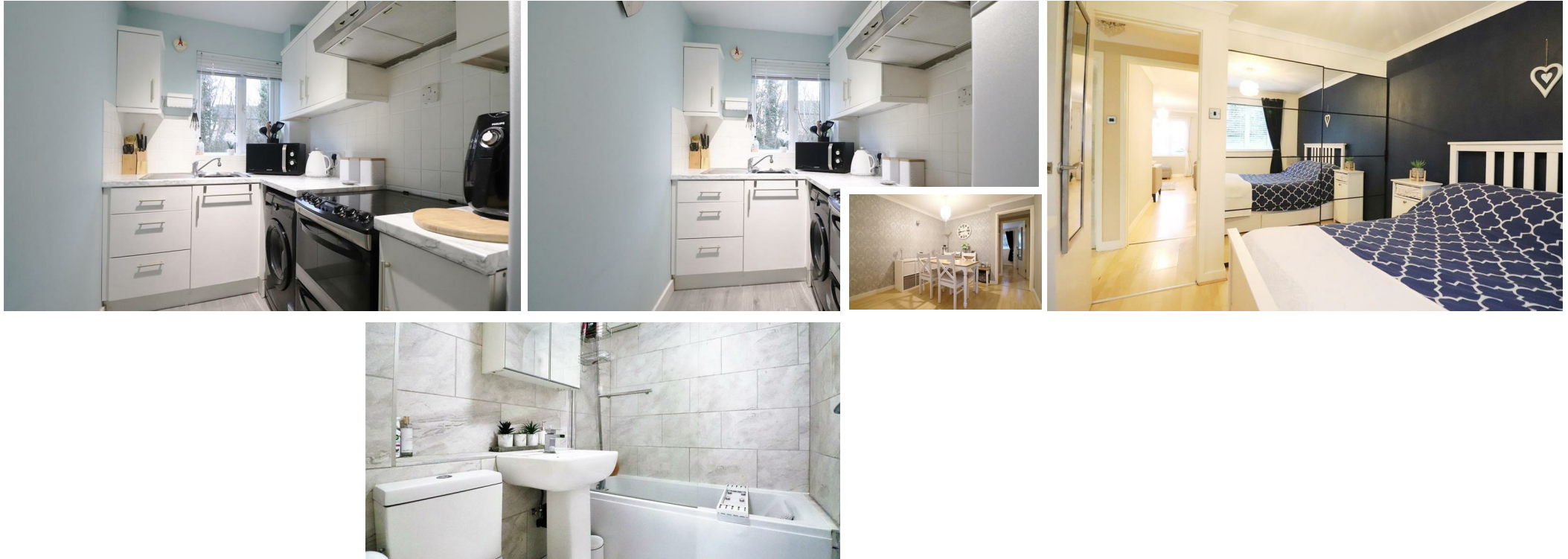
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-101) <b>A</b>			(10-19) <b>A</b>
(81-91) <b>B</b>			(10-49) <b>B</b>
(69-80) <b>C</b>			(35-44) <b>C</b>
(55-68) <b>D</b>			(35-54) <b>D</b>
(39-54) <b>E</b>			(21-34) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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