



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.
 Made with Memphis 10/2021

rightmove

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

**45 High Street
 Swanscombe
 DA10 0AG**

**01322 473355
 swanscombe@anthonymartin.co.uk
 anthonymartin.co.uk**

**Offers In The Region Of
 £400,000**

Lett Lane Swanscombe

This beautifully presented family home is located within the ever popular CASTLE HILL development.

This modern and contemporary home offers an open plan lounge / dining room with doors to the rear garden allowing everyone room to enjoy, with family and friends. A modern kitchen / breakfast room offers plenty of storage and built in appliances. The spacious entrance hall benefits from a large cloakroom adding to the convenience of guests. From the upper landing you can access the three well presented bedrooms and a modern family bathroom. The master bedroom offers the added luxury of a private and modern shower room. Externally the landscaped rear garden is a quiet spot for enjoying the summer's days. Two allocated parking bays give you the added peace of mind that your vehicle is safe and secure with this newly built home.

Castle Hill is a new development located close to Ebbsfleet International Train Station. Within 19 minutes, you can be close to the buzz of Central London or within 2 hours to Paris! Castle Hill is surrounded by landscaped lakes and parkland making it a great place to raise a family. Bluewater Shopping Centre offers many restaurants, shops and entertainment for all ages. Great transport networks nearby with the M25/A2 very close by and the local bus offers access to Gravesend and Dartford town centres as well as main train line stations. Cherry Orchard Primary and Ebbsfleet Academy Schools are only 0.2 miles away, so education is covered for all ages. We strongly advise an early inspection to avoid disappointment.

Call Anthony Martin Estate Agents Today for more information.



- Popular Castle Hill Development
- Three Sizeable Bedrooms
- Two Bathrooms, Plus W/C
- Modern Kitchen / Breakfast Room
- Spacious Lounge / Dining Room
- Two Allocated Parking Bays
- Private Rear Garden
- Excellent Transport Links
- Walking Distance To Amenities And Schools
- EPC Rating B

