



Lett Lane, Swanscombe

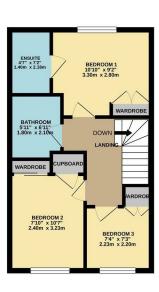
GROUND FLOOR 418 sq.ft. (38.8 sq.m.) approx

LOUNGE/DINER
159" x 143"
4.80m x 4.34m

CUPBOARD

KITCHENIBREAKFAST ROOM
154 x 135" mior The Bay
2.54m x 4.10m into The Bay

1ST FLOOR 414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 832 5 gft. (77.3 s gft.) approx.

Whilst every attempt has been made to easure the accuracy of the floorpian contained here, measureme
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any err
orisistion or rein-statement. This plan is for illustrative purposes only and should be used as such by a
roospective purchaser. The services, systems and applicances shown have not been tested and no guara
as to their operability or efficiency, can be given.

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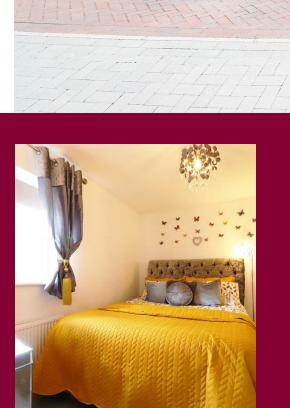


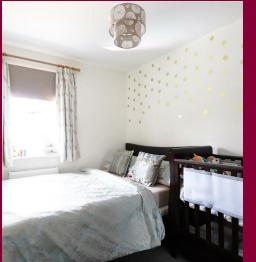


IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to 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.











Offers In The Region Of £400,000

Lett Lane Swanscombe

This beautifully presented family home is located within the ever poplar 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



