

TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, walls, rooms and any other parts 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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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.

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Offers In The Region Of
£425,000

Rosina Grove Swanscombe

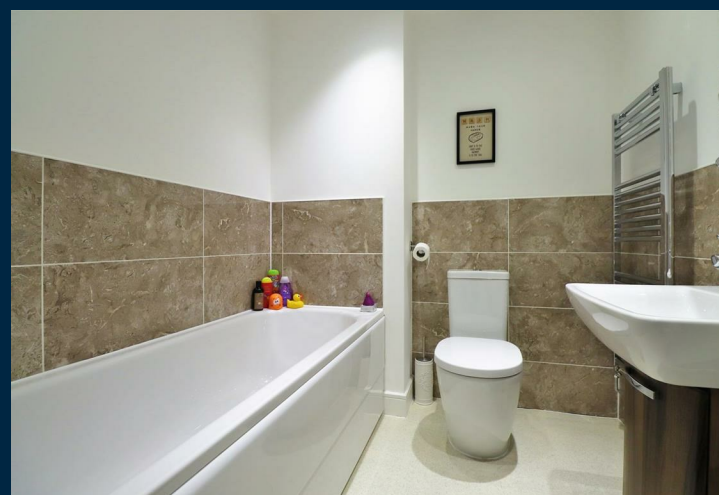
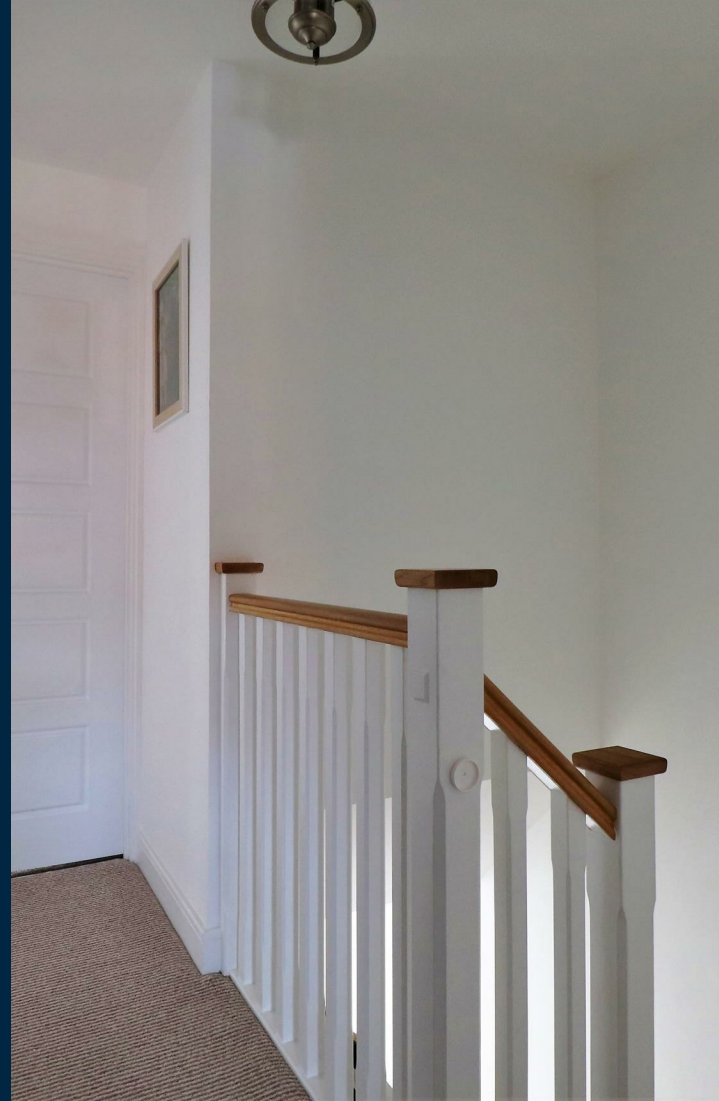
***** SOLD BY ANTHONY MARTIN. SIMILAR PROPERTIES WANTED *****

This beautifully presented family home is only a few years old and 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 / dining room offers plenty of storage and built in appliances. With a light and airy entrance hall this home 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, yet modern shower room. Externally the landscaped rear garden is a quiet spot for enjoying the summer's days and is mainly laid to lawn with a large patio area. A private car port and an allocated parking bay gives you the added peace of mind that your vehicle is safe and secure.

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 2 hours to Paris using the high speed trains! 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 to arrange to view today! EPC rating B.



- **Semi-Detached House In Castle Hill**
- **Three Sizeable Bedrooms**
- **Two Bathrooms And Separate W/C**
- **Car Port And Driveway**
- **Modern Kitchen With Built In Appliances**
- **West Facing Private Rear Garden**
- **Close To Schools For All Ages**
- **Walking To Ebbsfleet Station**
- **Two Local Shops Nearby**
- **EPC Rating B**

