



**Chalk Dene**

Swanscombe | DA10 1AB



**REAL ESTATE**

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# Chalk Dene

## Ebbsfleet

### Valley, Swanscombe, DA10 1AB

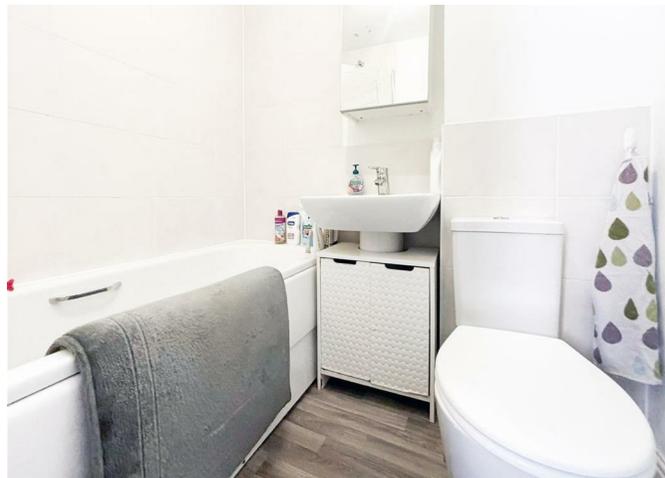
Discover this three-bedroom semi-detached property situated in the sought-after Ebbsfleet Valley location. Chalk Dene presents an ideal opportunity for families searching for a home with contemporary charm and a well-thought-out layout.

Upon entering, you are greeted by a welcoming open plan living space on the ground floor with double door access to the rear garden and a cloakroom/WC. Ascending to the first floor, you will find two generously sized bedrooms along with a separate family bathroom. The master bedroom resides on the second floor, offering a private space perfect to relax. Externally, the property features an enclosed garden to the rear, plus off-street parking and a carport at the front for convenience.

Situated near the Ebbsfleet International Train Station, Castle Hill stands as a newly developed community, offering easy access to a variety of local schools, amenities, and Central London in just 19 minutes. Surrounded by picturesque and landscaped lakes and sprawling parklands, Castle Hill sets the stage for an idyllic family lifestyle. The popular Bluewater Shopping Centre is close by with an array of restaurants, shops, and activities. You will also benefit from excellent transport links, with quick connections to the M25/A2 nearby and local bus routes to Gravesend and Dartford town centres, as well as major train line stations.

Don't miss out on the opportunity to make Chalk Dene your new home. Call us today to arrange your viewing appointment and experience the charm of this modern property.

£385,000



Entrance Hall

Living Room/Kitchen

22'1 x 12'11 (6.73m x 3.94m)

Cloakroom/WC

Bedroom

12'3 x 7'10 (3.73m x 2.39m)

Family Bathroom

5'11 x 5'6 (1.80m x 1.68m)

Bedroom

12'3 x 7'9 (3.73m x 2.36m)

Bedroom

15'7 x 8'10 (4.75m x 2.69m)



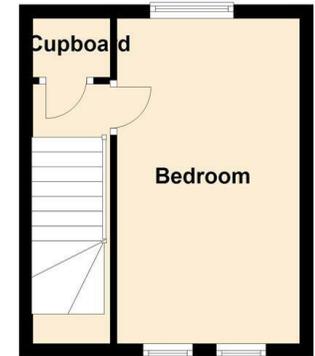
**Ground Floor**  
Approx. 26.5 sq. metres (284.8 sq. feet)



**First Floor**  
Approx. 26.5 sq. metres (284.8 sq. feet)



**Second Floor**  
Approx. 18.7 sq. metres (201.0 sq. feet)



Total area: approx. 71.6 sq. metres (770.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.