



## Chalk Dene, Swanscombe DA10 1AB

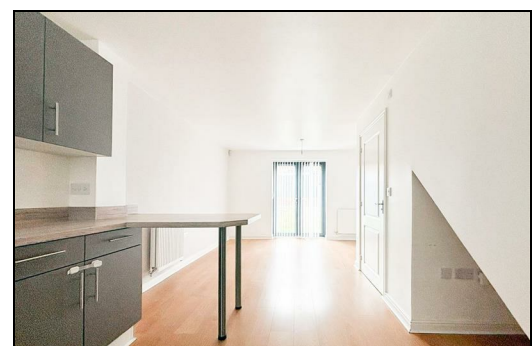
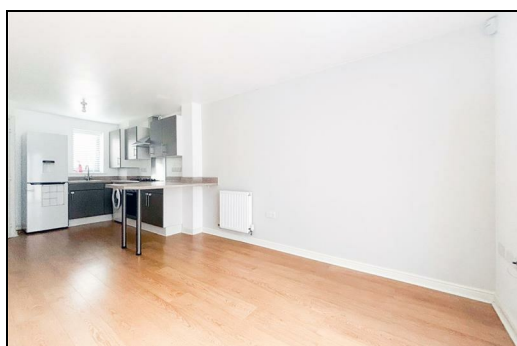
**£385,000**

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 modern 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**ESTATE AGENCY : REDEFINED**

