



Chalk Dene

Swanscombe | DA10 1AB



REAL ESTATE

ESTATE AGENCY : REDEFINED

Chalk Dene

Ebbsfleet

Valley, Swanscombe, DA10 1AB

Price Guide £350,000 - £375,000

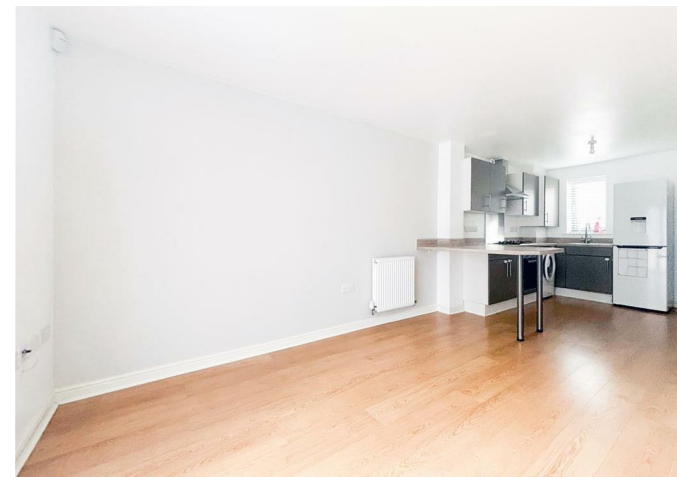
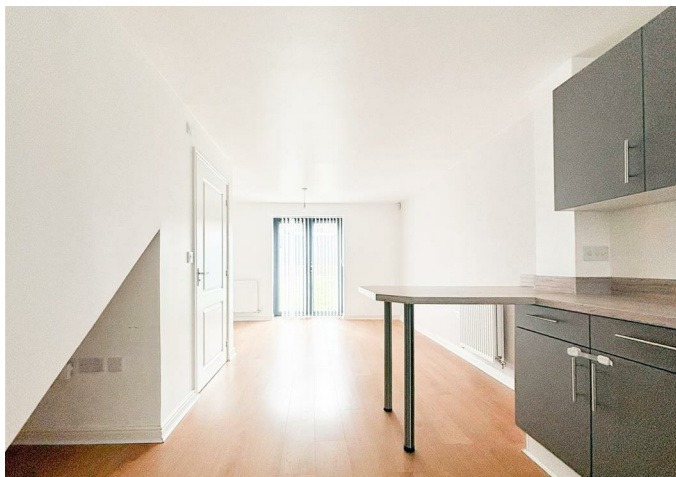
Welcome to Chalk Dene in the sought-after Castle Hill location of Ebbsfleet, where this 3 Bedroom Semi-Detached House presents an ideal opportunity for First-Time Buyers and growing families searching for a home with contemporary charm and well-thought-out layout.

The ground floor offers an Open-Plan Living Area, a Cloakroom/W.C. and a Modern Fitted Kitchen with Double-Doors leading out to the Rear Garden. Up the stairs to the first floor, there are 2 of the 3 Bedrooms and the Family Bathroom. Ascending to the second floor, you will find the Master Bedroom, offering private space - perfect to relax. Externally, the property features an enclosed garden to the rear, Drive for Off-Street Parking as well as a Car-Port 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 within 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 to the M25/A2 nearby and local bus routes to Gravesend and Dartford Town Centres, and the Mainline Train Stations.

Don't miss this chance to make Chalk Dene your new home - Call Today to arrange your viewing appointment.

Price Guide £350,000



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

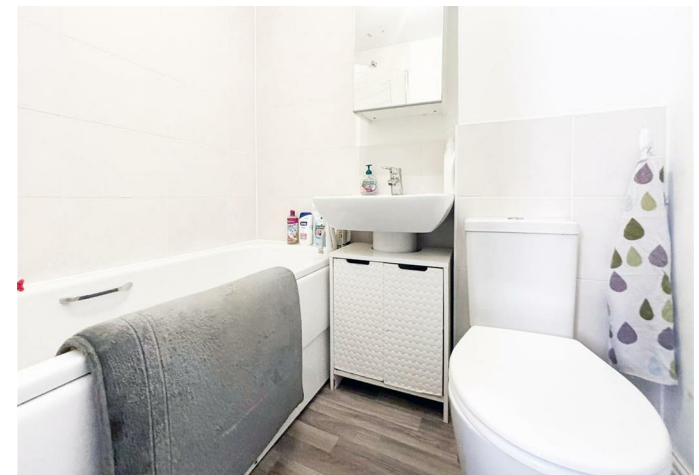
5'11 x 5'6 (1.80m x 1.68m)

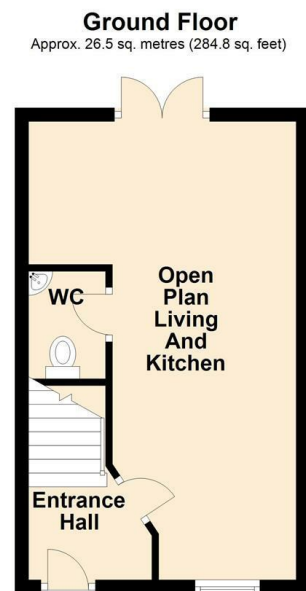
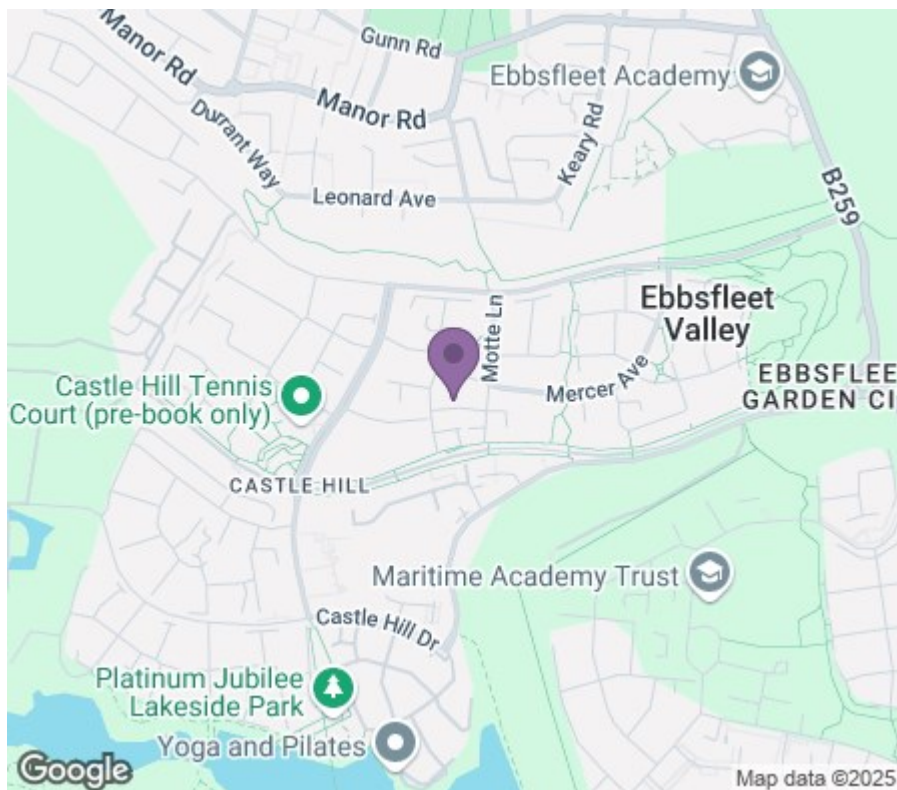
Bedroom

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

Bedroom

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





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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