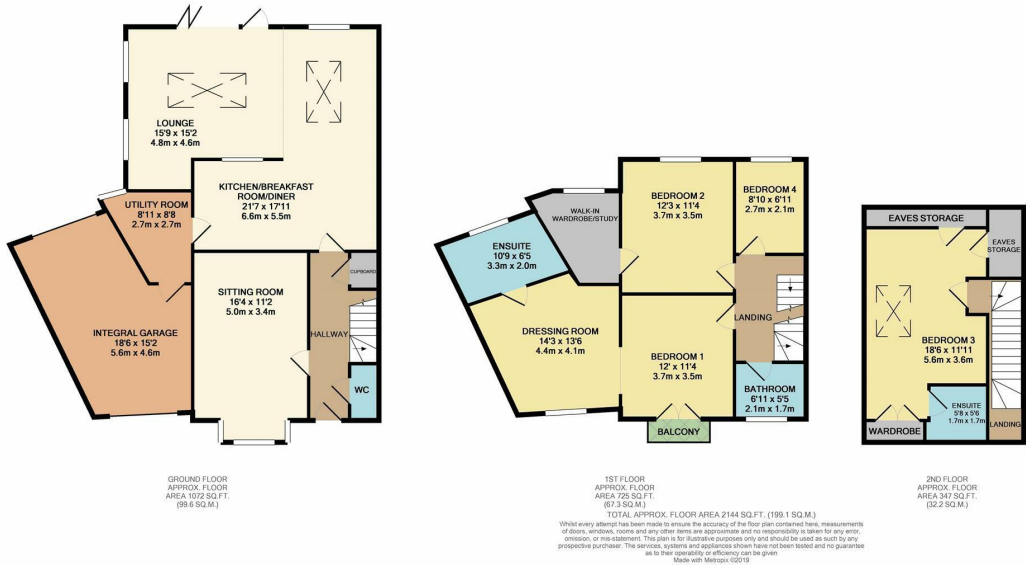


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	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		



THE DELL GREENHITHE

Asking Price £650,000



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Anthony Martin
Estate Agents

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40 High Street, Swanscombe, Kent, DA10 0AB

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



ONE OF THE BEST HOMES THAT INGRESS PARK HAS TO OFFER!

An OUTSTANDING family home that has been extended and finished to an immaculate standard throughout. With the ground floor offering ample space for the whole family to entertain or to simply sit and relax. The main entrance hall, leads to the amazing family room with two sky lanterns filling the space with natural light. The dining room allows everyone space to dine in style. The large contemporary kitchen, has extensive storage and built in modern appliances. This then opens to the wonderful lounge area, with bi-fold doors leading to a large rear garden. This generous garden is much bigger than most within Ingress Park and has built in speakers and lights, which are perfect for entertaining the whole family on those sunny evenings. There is also a utility room offering extra storage and is plumbed for your washing machine and tumble dryer. The added bonus of a separate sitting room, makes this ideal for relaxing with the family. A cloakroom can also be accessed of the hallway, which is perfect for guests. The first and second floor offer FOUR good sized bedrooms, THREE bathrooms and TWO large dressing rooms. In addition the garage and driveway to the front offer parking for two vehicles.

Located 0.3 miles to Greenhithe train station and would be perfect for commuters. The Ebbsfleet International is only 1.5 miles away. This means you could be enjoying to buzz of central London within 19 minutes or Paris within 2 hours. Having access to the M25 / A2 allows you to connect to all major road links locally. Bluewater Shopping Centre is a fantastic spot for entertainment, shops and has many restaurants to keep you busy - all of which are only 5 minutes drive away. Three good primary schools are within a mile and the local secondary school is only 1.4 miles away. This really is a chance to experience city connections, whilst living by the riverside.

Call Anthony Martin Estate Agents for more info.

4 BEDROOMS • 3 RECEPTION ROOMS • 3 BATHROOMS

THE DELL

GREENHITHE

- Amazing Extended Family Home
- Four Sizeable Bedrooms
- Three Bathrooms And Cloakroom
- Large Family Room With Sky Lantern
- Separate Reception Room And Utility Room
- Two Large Dressing Rooms
- Generous Rear Garden
- Finished To An Immaculate Standard Throughout
- Built-in Speakers In Every Room
- (0.3 Miles) Walking To Greenhithe Station

