

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**20a Boyce Road, Ebbsfleet Valley, DA10 1ES**

**Guide Price £350,000-£375,000**

**Property Images**



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## Property Images

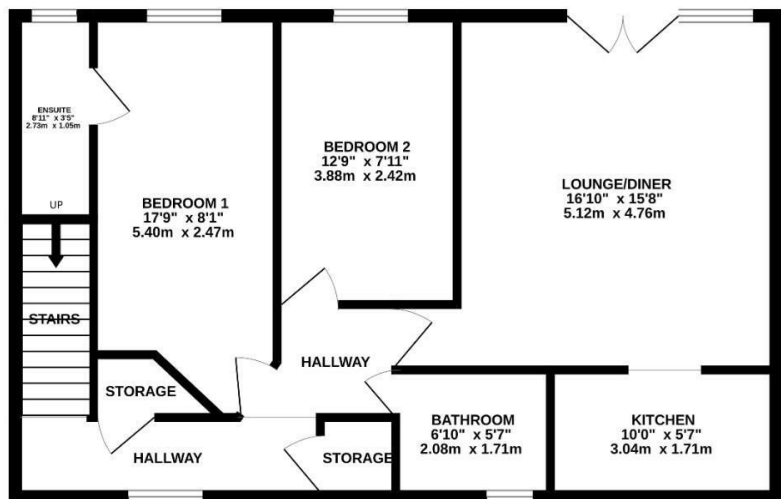
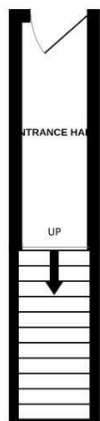


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GROUND FLOOR  
61 sq.ft. (5.7 sq.m.) approx.

FIRST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



BOYCE ROAD, CASTLE HILL, EBBSFLEET VALLEY, SWANSCOMBE, DA10 1ES

TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

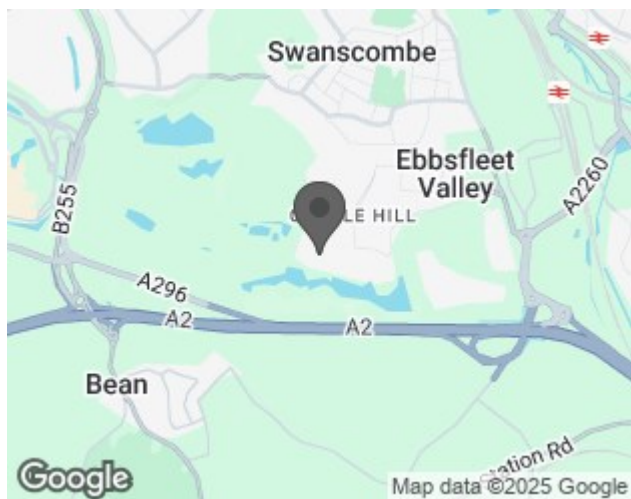
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## EPC

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 82      | 82        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Map



## Details

Type: Coach House Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

GUIDE PRICE £350,000-£375,000.

Nestled in the desirable Ebbsfleet Valley, this stunning coach house on Boyce Road offers a perfect blend of modern living and comfort. Built in 2022, the property boasts a generous 797 square feet, making it an ideal home for individuals or small families.

Upon entering, the property features open plan lounge/diner with a juliet balcony, kitchen and two well proportioned bedrooms, ensuring ample space for rest and privacy. With two bathrooms, including an en-suite, convenience is at the forefront of this thoughtfully designed home.

One of the standout features of this property is its private garden, offering a tranquil outdoor space to enjoy fresh air and sunshine. Additionally, the property comes with two allocated parking spaces, providing ease and security for your vehicle as well as an external storage space.

If you are seeking a modern, stylish property in a sought-after location, this home on Boyce Road is not to be missed!

### Features

• COACH HOUSE • LOUNGE/DINER • KITCHEN • TWO BEDROOMS • BEAUTIFULLY PRESENTED • TWO ALLOCATED PARKING SPACES • PRIVATE GARDEN • EXTERNAL SECURE STORAGE SPACE • TWO BATHROOMS • EPC RATING B