



**Hildefirth Close, Weldon, Ebbsfleet Valley,  
Swanscombe, DA10**

**Guide Price: £450,000**

*Freehold*



# Hildefirth Close, Weldon, Ebbsfleet Valley, Swanscombe, DA10

\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\*

Take a look at this beautiful, three bedroom semi-detached house in the modern development of Weldon, Ebbsfleet Valley. There are two parking spaces to the front of the property, as well as additional visitor bays.

Once inside, you are welcomed by a stylish entrance hall and the rest of the property certainly doesn't disappoint. The spacious, modern kitchen-diner features fitted appliances and is a great space within which to host or entertain. Being at the rear of the home, this space also offers easy access to the garden, which offers a lovely, Southerly orientation. The separate lounge is a cosy but well appointed, decent space and provides a separate area to switch off and unwind.

The downstairs toilet is practical and a must for families who have young children

Upstairs, the master bedroom is a good size with plenty of storage and a st accommodates a single bed, or for those working from home, could double up as

The family sized bathroom completes the accommodaiton, complete with modern

The development was tastefully built, with plenty of green areas to go walking, p off some steam. Like homes in most modern developments, this one is very effic

There are two coffee shops on-site, "Grounded" and "The Blue Bean Coffee Co", a

Some larger Supermarkets including Morrisons, Lidl, Sainsbury at Northfleet/Cold

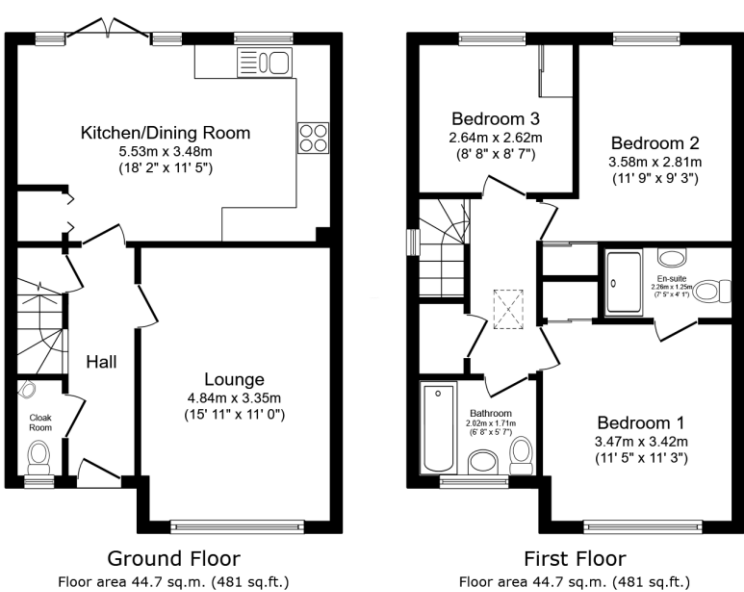
Springriver Pub/Restaurant is nearby, and the developers are currently building courts. There is also lots to do in the Castle Hill community centre, wiith coffee being built by Ebbsfleet Green primary school too.

The property is just a stone's throw away from Ebbsfleet International Station, pr

The A2/M25 is only a short drive away, as well as Bluewater shopping centre whic

Ebbsfleet Green primary school is close by as well as a selection of secondary sch

Tenure: Freehold  
Council Tax Band: E



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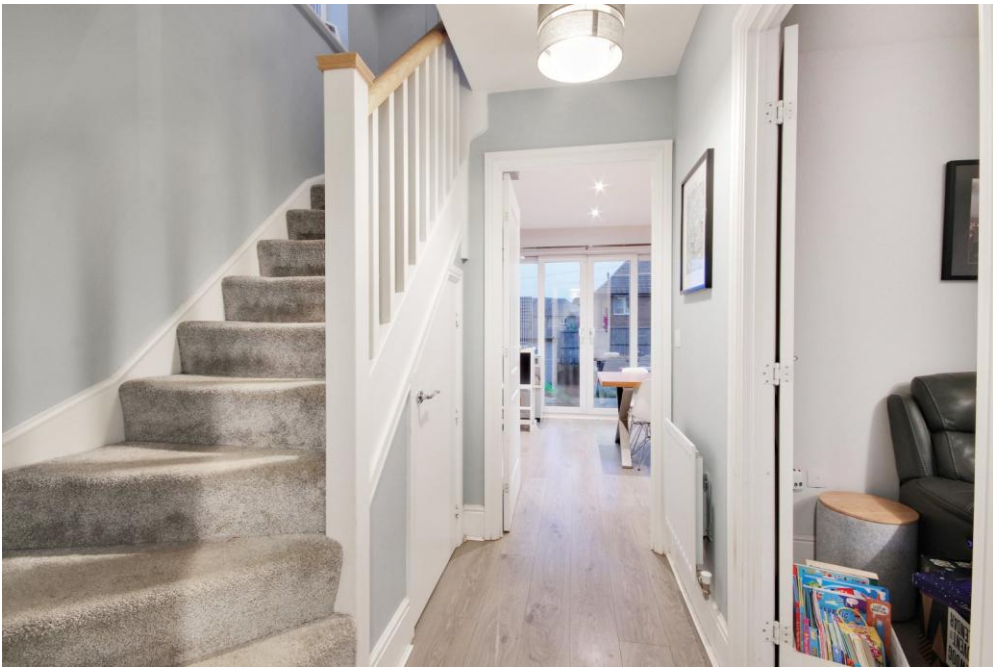
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Total Floor Area 89.4sqm (962sqft) approx.

This floor plan is for illustrative purposes only. Measurements and fixture layouts are approximate, and no reliance on their accuracy should be made. A visual inspection is always recommended.













Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.