



**Bailey Drive, Castle Hill, Ebbsfleet Valley,
Swanscombe, DA10**

**Offers in excess of:
£350,000**

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Located in Castle Hill, Ebbsfleet Valley the home is ideal for first time buyers looking to start their home owners journey or for those looking to down size.

This 2-bedroom semi-detached house boasts a contemporary design and a range of fantastic features.

Upon entering the house, you will be greeted by a spacious lounge perfect for relaxing and entertaining guests. The kitchen diner is designed with modern aesthetics and functionality in mind, making it an ideal space for cooking and enjoying meals with family and friends. Additionally, the house includes a convenient downstairs toilet.

Upstairs there are two double bedrooms together with a family bathroom. Outside there is a low maintenance garden with patio area.

This property offers allocated parking, ensuring that you always have a designated spot for your vehicle. For those who love spending time outdoors, you'll be pleased to know that there is a park nearby where you can take leisurely strolls, walk your dog, or let your children play and explore.

Location-wise, this house is in close proximity to Ebbsfleet station, making commuting a breeze. You can be in the heart of London in 17 minutes. Alternatively Swanscombe and Gravesend station are nearby offering more commuter links. If you enjoy a good cup of coffee or a casual outing, the delightful Blue Bean Café is just around the corner. There is a CO OP convenient store close by which is ideal for your last minute essentials.

The A2, M25 motorways are close by so you can be enroute in no time.

There are plenty of school choices including Ebbsfleet Green Primary school, Leigh Academy Cherry Orchard, Maritime Academy Trust to name just a few.

If this is a property that catches your eye don't hesitate booking a viewing to ensure you don't miss out!!

Accommodation

Entrance hall

Lounge 4.83m x 4.34m (15'10" x 9'63")

Kitchen/Diner 5.59m x 4.85m (12'76" x 8'95")

1st Floor

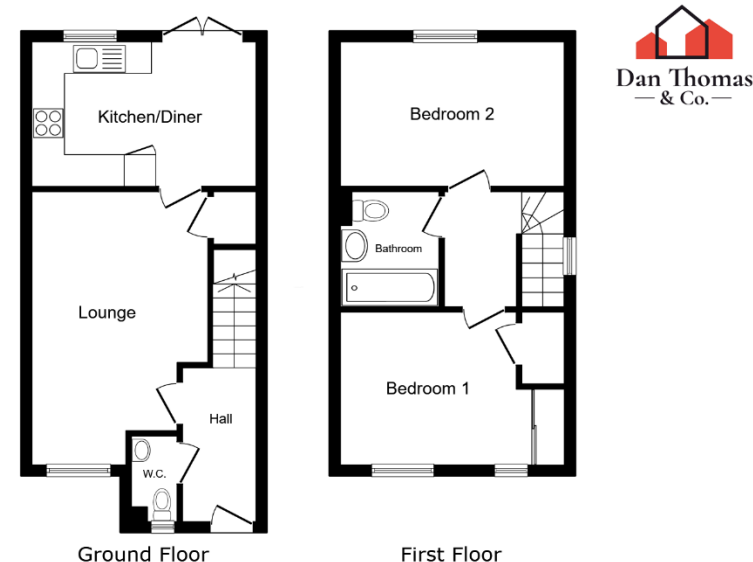
Bedroom 1 5.61m x 3.3m (12'77" x 8'34")

Bedroom 2 4.67m x 3.43m (10'64" x 8'39")

Bathroom

Tenure: Freehold

Council Tax Band: D



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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 | | 97 A |
| 81-91 | B | 83 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.