

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	



### Ellingham View

Approximate Gross Internal Area  
Ground Floor = 42.0 sq m / 453 sq ft  
First Floor = 40.4 sq m / 435 sq ft  
Second Floor = 26.9 sq m / 290 sq ft  
Total = 109.4 sq m / 1178 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**THE360IMAGE**  
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ELLINGHAM VIEW

DARTFORD DA1 5UP

Guide price £425,000

rightmove.co.uk  
The UK's number one property website

Zoopla.co.uk

**MLM**  
MURRAY • LEE • MCKENZIE  
ESTATE AGENTS

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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.



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£425,000-£450,000

Step into a world of sophistication and comfort with this meticulously maintained 4-bedroom family home, thoughtfully laid out over three inviting levels. From top to bottom, this property exudes immaculate condition, ready to offer you a contemporary and hassle-free living experience.

The heart of this home is the exquisite kitchen-diner, thoughtfully positioned at the front of the house, allowing you to dine with a picturesque view of the tranquil lake. A downstairs WC adds to your convenience, making this space perfect for entertaining and daily life.

The stunning lounge on the ground floor is the epitome of relaxation, seamlessly leading to a low-maintenance garden with artificial grass, offering a perfect blend of greenery without the upkeep. An additional rear access gate adds practicality to your outdoor space.

Three of the bedrooms are located on the middle floor, alongside a well-appointed bathroom, while the top floor is dedicated to the main bedroom, complete with an en-suite shower room, offering you a private retreat to unwind.

With allocated parking for two cars, your vehicles are accommodated conveniently. For those commuting, the fast track bus to Dartford station ensures swift transportation options. This house offers a harmonious blend of modernity and tranquility, a sanctuary to call home. Don't miss the chance to make this exquisite property your own.

Contact us today and step into the elevated lifestyle you've been searching for.

4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## ELLINGHAM VIEW

DARTFORD DA1 5UP

- FOUR BEDROOM FAMILY HOME
- STUNNING CONDITION THROUGHOUT
- BEAUTIFUL POSITION WITH DIRECT VIEWS OVER LAKE
- GREAT ACCESS FOR M25/BLEWATER SHOPPING MALL
- ALLOCATED PARKING FOR TWO VEHICLES
- DOWNSTAIRS WC AND EN SUITE TO MAIN BEDROOM
- EPC B
- 1178 SQ FT
- COUNCIL TAX BAND E

