

Waterman House, 1 Lord Street. Gravesend
Kent, DA12 1AW
Sales: 01474 330840
Email: info@watermanhouseestates.co.uk
www.watermanhouseestates.co.uk



Reed Court, Greenhithe, DA9 9FT

£1,900 Per month

We are pleased to bring to the market this 3 bedroom SEMI DETACHED HOUSE on the AWARD WINNING DEVELOPMENT of INGRESS PARK. The downstairs comprises of 2 RECEPTION ROOMS, separate kitchen and WC. There are 3 GREAT SIZED BEDROOMS plus the family bathroom and an ENSUITE on the first floor. To the rear of the property is a GARDEN LAID TO LAWN, whilst to the front there is a GATED CAR PORT.

The property is located just a 10 minute walk, door to platform to Greenhithe station. Ebbsfleet International and Bluewater Shopping Centre are also just a short drive away. Close to all local amenities and situated on all main bus routes as well as having great links to the A2/M25.

Council tax band - E



GROUND FLOOR

Dining Room
10 x 8'11 (3.05m x 2.72m)

Kitchen
11'1 x 8'6 (3.38m x 2.59m)

WC

Living Room
15'9 x 13 (4.80m x 3.96m)

FIRST FLOOR

Bedroom 1
11'5 x 11'1 (3.48m x 3.38m)

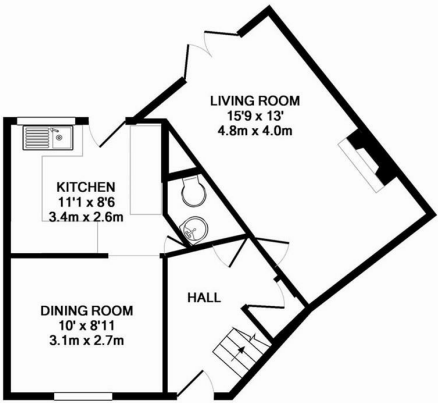
Bedroom 2
10'7 x 9'7 (3.23m x 2.92m)

Bedroom 3
9'7 x 7'2 (2.92m x 2.18m)

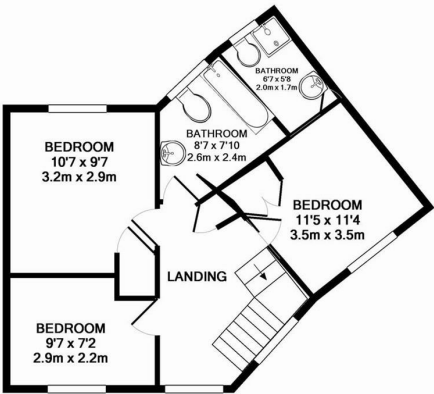
Bathroom
8'7 x 7'10 (2.62m x 2.39m)

Ensuite
6'7 x 5'8 (2.01m x 1.73m)

EXTERNAL



GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ. FT.
(39.0 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ. FT.
(39.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 840 SQ. FT. (78.1 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix 6/2015



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		
	70	83

Environmental Impact (CO₂) 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		
	67	80