



Forrest Shaw, Ebbsfleet Valley, DA10 1AF
 Guide price £400,000 Freehold

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The Homes Group are delighted to present to the market this chain free semi-detached house in Castle Hill. The home is well presented throughout and set within a popular development which offers an abundance of open spaces, parks, lake plus various education facilities. Accommodation comprises of entrance hall, cloakroom, living room and kitchen/diner. On the first floor are three bedrooms, en-suite shower and family bathroom. Externally there is a lovely garden with covered patio.

Please note: We have been advised by the vendors that the home is subject to an annual service charge. 2025 is £560.

Entrance Hall

Cloakroom

Living Room

14'4 x 12'3 (4.37m x 3.73m)

Kitchen/Diner

15'5 x 8'11 (4.70m x 2.72m)

Landing

Master Bedroom

12'2 x 9'6 (3.71m x 2.90m)

En-Suite

Bedroom Two

9'1 x 7'7 (2.77m x 2.31m)

Bedroom Three

7'8 x 5'11 (2.34m x 1.80m)

Bathroom

6'1 x 5'11 (1.85m x 1.80m)

Garden

Parking

Tenure: Freehold

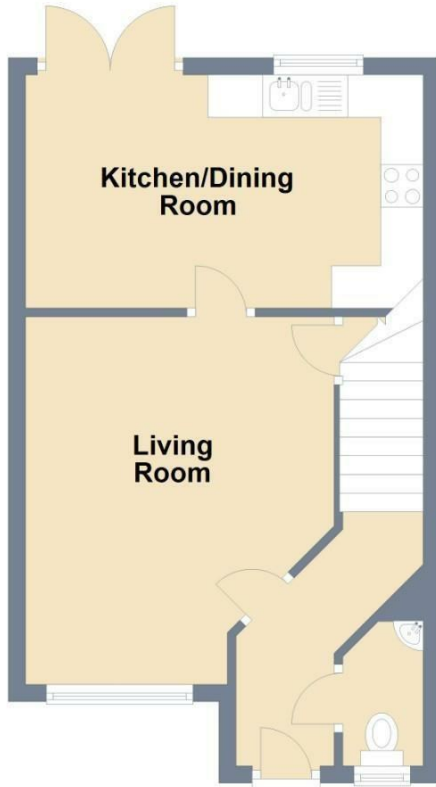
Council Tax: Band D





Ground Floor

Approx. 35.7 sq. metres (384.5 sq. feet)

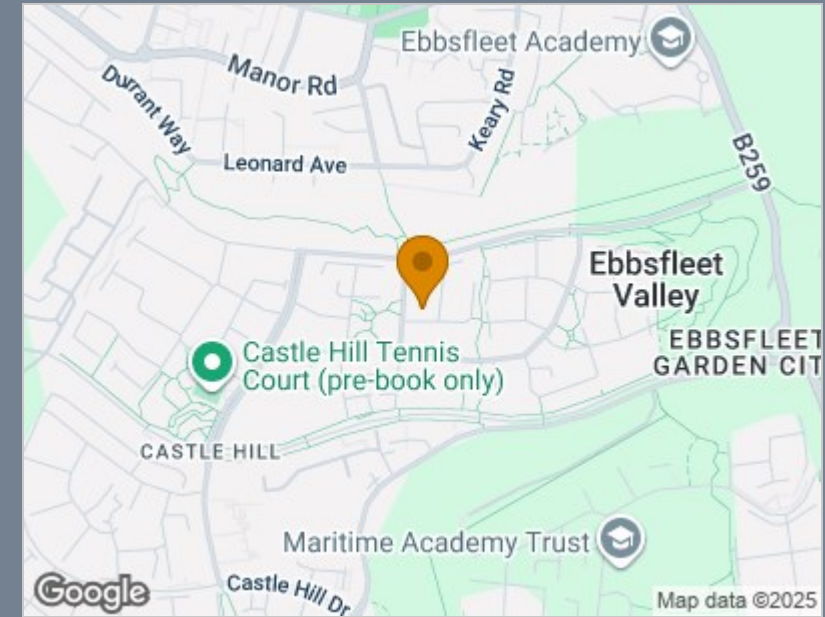


First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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