



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**



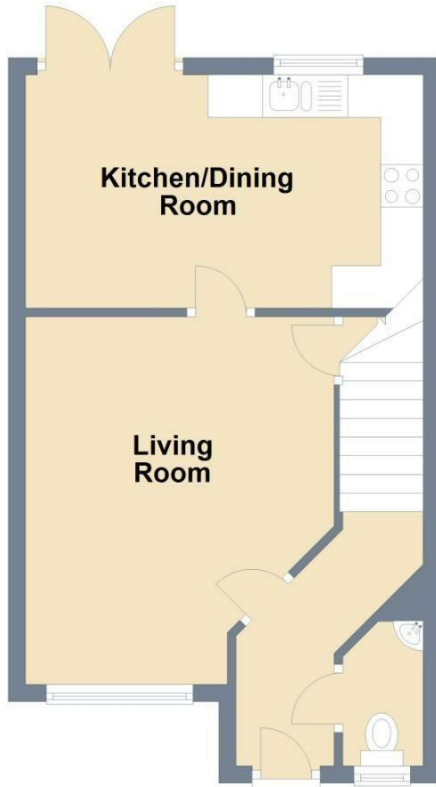






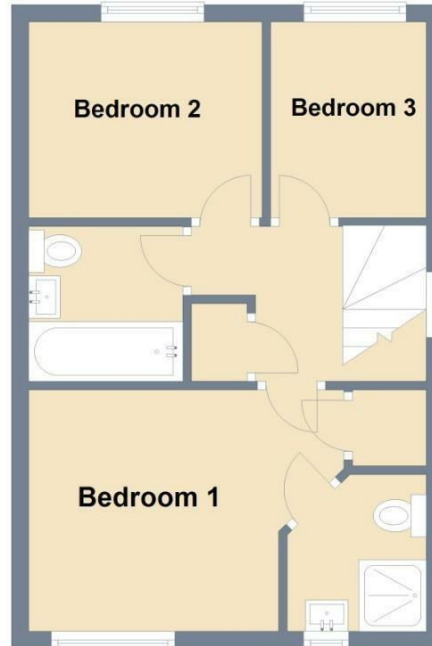
### Ground Floor

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

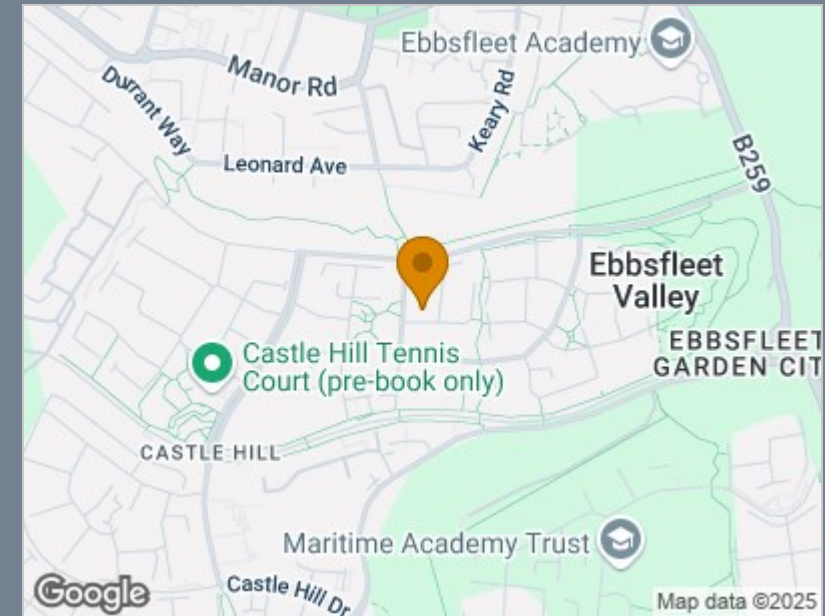


### First Floor

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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