



Tickner Drive, Ebbsfleet Valley, DA10 1DW

Guide price £575,000 Freehold



Guide Price £575,000 - £585,000. The Homes Group are proud to have been appointed as marketing agents for the sale of this Redrow built detached house located within Ebbsfleet Garden City. Built in 2019 the home offers three double bedrooms, bright & airy accommodation throughout thanks to the large windows and corner position.

Ground floor accommodation includes entrance hall, cloakroom, spacious living room with natural light from two sides, the kitchen/diner with double doors opening out onto the garden plus a utility room. On the first floor are the three double bedrooms, master bedroom en-suite shower room, family bathroom and landing with boiler cupboard.

Externally the home has a walled garden, an 18' detached garage, with electric car charging point, and a drive way providing off road parking for three cars.

Please note the home is subject to a service charge, for the maintenance of the grounds, and have been advised by the seller that the current annual charge is £366. Details to be verified by the sellers solicitor. EPC rating B.

#### Entrance Hall

#### Cloakroom

#### Living Room

18'9 x 10'6 (5.72m x 3.20m)

#### Kitchen/Diner

18'9 x 10'6 (5.72m x 3.20m)

#### Utility Room

7'2 x 5'7 (2.18m x 1.70m)

#### Landing

#### Master Bedroom

18'9 x 9'7 x 10'10 (5.72m x 2.92m x 3.30m)

#### En-Suite

7'1 x 6'8 (2.16m x 2.03m)

#### Bedroom Two

10' x 8'3 (3.05m x 2.51m)

#### Bedroom Three

10'9 x 8'5 (3.28m x 2.57m)

#### Bathroom

7'5 x 6'5 (2.26m x 1.96m)

#### Garden

#### Garage

18'5 x 9'7 (5.61m x 2.92m)

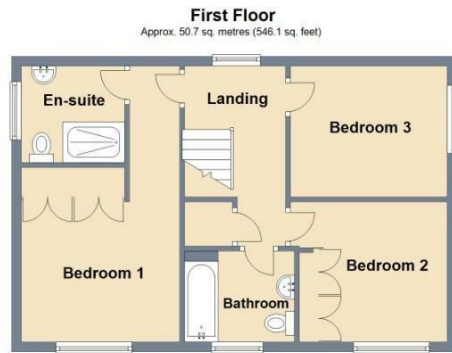
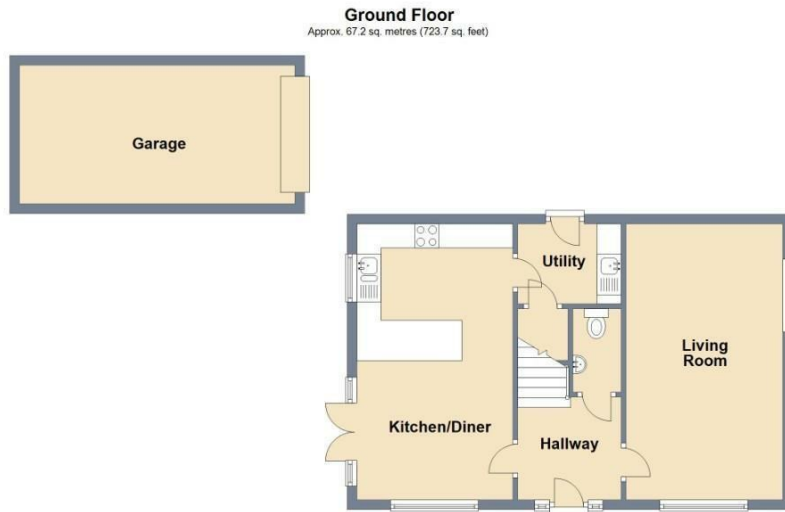
#### Driveway

Tenure: Freehold

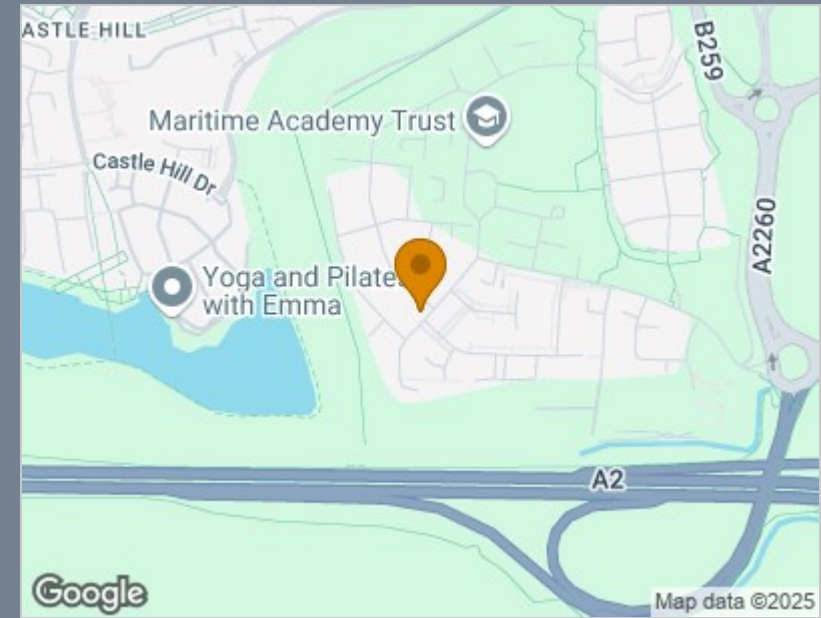
Council Tax: Band E







Total area: approx. 118.0 sq. metres (1269.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.