Sealeys Walker Jarvis Est. 1851

3, Park View,
Ebbsfleet Valley, DA10

Price Guide £450,000

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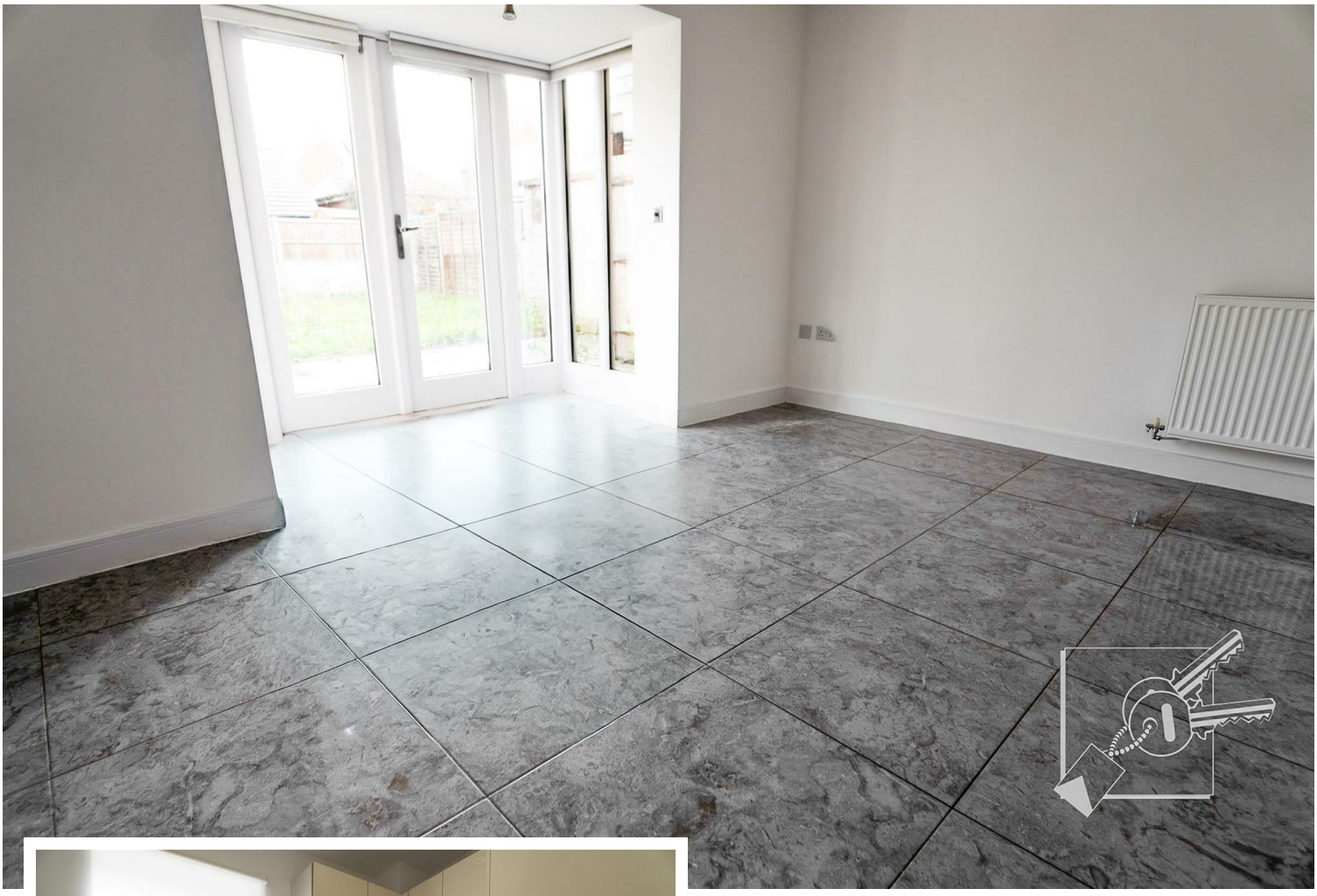
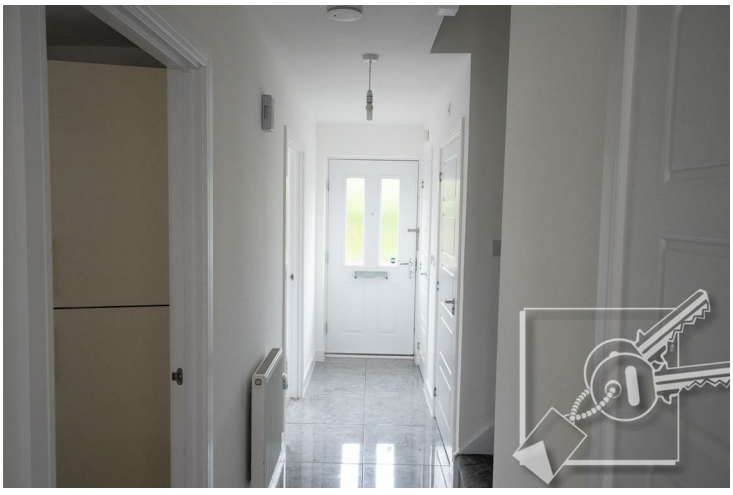
- SOLD BY SEALEYS WALKER JARVIS
- Ensuite to Master Bedroom
- Larger Than Average Garden
- 3/4 Bedrooms, Study
- Carport and additional off road Parking

3 Park View, Ebbsfleet Valley, , DA10 1BJ





DESCRIPTION:
£450,000-£470,000 A Truly must see property. Built approximately ten years ago by Ward Homes, this three/four bedroom semi detached town house offers superb family living space. Known as the Cannington style, the house spreads over three floors and offers versatile accommodation comprising hall, ground floor cloakroom, a study, living/dining room with access out to a larger than average rear garden and a fitted kitchen with built in oven, hob and integrated fridge freezer all on the ground floor. On the first floor you will find another living room/bedroom, the family bathroom and bedroom three, whilst on the top floor lies the master bedroom with fitted wardrobes and en-suite shower room, along with bedroom two. The property is heated by Gas Central Heating and double glazed through out. There is no problem parking as the house comes with a carport along side the house with parking for another car on the drive. Offering immediate vacant possession, meaning no onward chain complications, this property should be added to your priority list to view.

LOCATION:
Overlooking open parkland and nestled in the vibrant and rapidly developing area of Castle Hill, Ebbsfleet Valley, these properties are extremely popular with young growing families. There are outstanding' schools, local parks, amenities all close by. Offering excellent transport links practically on your doorstep including Ebbsfleet International Station which is approximately ten minutes walk, whilst the A2 with links to the M25, M20 and M2 are easily accessible. Bluewater shopping centre is just a short bus or car ride away. Whether you're looking to enjoy the surrounding Kent countryside or the bustling city life, this property offers the best of both worlds.

FRONTAGE:
The property is approached by a private drive way. Herbaceous border with Red Robin hedging, Path leading to front door, with tiled canopy above. External Gas and Electric meters to side of house.

GROUND FLOOR ACCOMMODATION:

HALL:
Tiled floor, radiator, built in utility cupboard housing Ideal Logic boiler for Gas Central heating with timer controls, electrical consumer unit plumbing for washing machine and tiled floor. Under stair storage cupboard. Access to ground floor cloakroom, study, kitchen and living/dining room.

CLOAKROOM:
Tiled floor. White suite comprising close coupled w.c., wall mounted wash basin, radiator. Tiled floor.

STUDY:
Double glazed window to front, tiled floor, radiator, telephone point and power points.

KITCHEN:
Double glazed window to side, tiled floor to match living room. Fitted with cream gloss wall and base units , work surfaces, stainless steel sink and drainer. Inset Gas hob with stainless steel canopy extractor hood above, Electrolux double oven, Integrated fridge/freezer, plumbed for dishwasher. Black square edged worksurfaces with upstand.

LIVING/DINING ROOM:
A spacious room with feature floor to ceiling 'bay' with central double glazed French doors leading out to rear garden, Modern tiled floor, two radiators,

STAIRS/LANDING TO 1ST FLOOR:
Carpeted turning staircase leading to first floor, radiator. Access to Living room, Bedroom 3 and Family Bathroom.

LOUNGE/BEDROOM 4
Two double glazed windows to rear, two radiators, carpet, multi media panel.

BEDROOM 3:
A double room with two double glazed windows to front overlooking the communal parks, radiator.

FAMILY BATHROOM:
Double glazed window to side. White suite comprising panelled bath with mixer taps and shower over, glass shower screen, matching vanity wash basin, close coupled w.c., . Shaver point, heated towel rail, tiled walls.

STAIRS TO 2ND FLOOR (TOP)
Carpeted turning staircase, airing cupboard with hot water cylinder, loft hatch. Access to master bedroom & bedroom 2.

MASTER BEDROOM (BEDROOM 1):
Two double glazed windows to rear, carpet, radiator, fitted wardrobes along one wall with ample hanging and shelving space. Door leading into:

EN-SUITE SHOWER ROOM:
A modern white suite comprising tiled shower cubicle with glass screen and waterfall style shower head, vanity wash basin, close coupled w.c., part tiled walls, heated towel rail.

BEDROOM 2:
A double room with two double glazed windows to front, over looking open park grounds,. Carpet, radiator.

GARDEN:
A larger than average garden for the area, fully enclosed with 6' pannelled fencing both sides and rear for privacy. Outside water tap and power point. Paved Patio, large lawn, timber shed, plastic garden store. Gate leading into carport.

PARKING/CARPORT
There is a carport to side of the property with additional parking on the drive for another car.

TENURE:
Freehold

This estate has an annual maintenance charge for homeowners. Charges for 2024/2025 were £489.13.

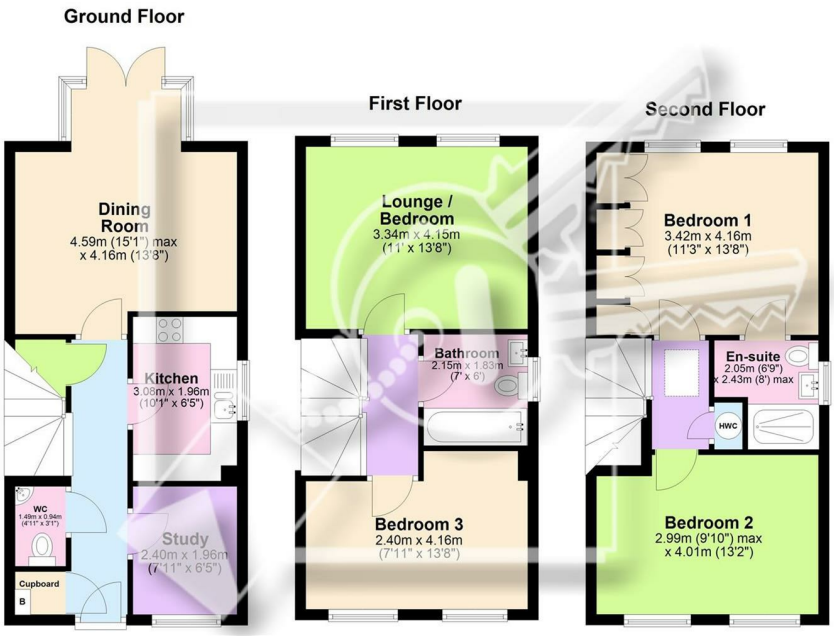
LOCAL AUTHORITY:
Dartford Council Tax Band E - £2970.97 2026/2027

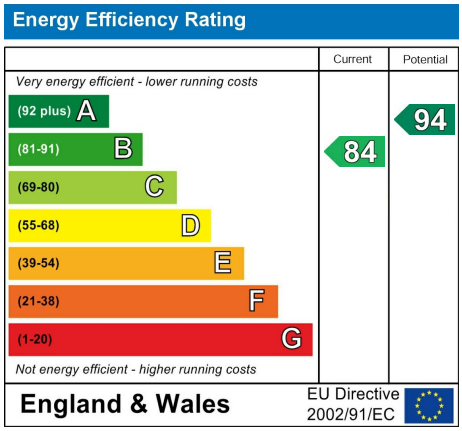
SERVICES:
Mains Gas, Mains Electric , Mains Water, Mains Drainage

BROADBAND/MOBILE NETWORKS:
BROADBAND: We understand the following networks provide Standard, Superfast & Ultrafast services: Virgin Media & , Netomnia. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering this area: EE, Three

MOBILE: We understand EE,Three,02,and Vodafone provide indoor voice & data. 5G is predicted to be available around your location from the following providers: Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors voce & data.

This information has been provided by Ofcom which was last updated on 24th December 2024





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