



HARRISON INGRAM

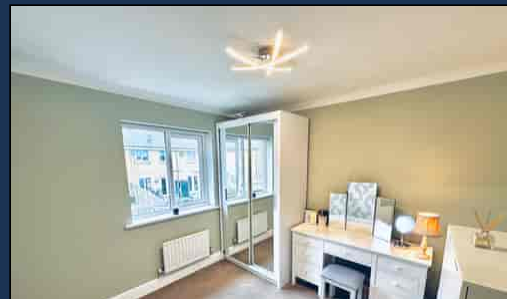
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**Snowden Hill, Northfleet, Kent,
DA11 9AE**



Offers in Excess of £325,000

ATTENTION FIRST TIME BUYERS - When looking for your new home, are **LOCATION, MODERN ACCOMMODATION & BEING OFFERED CHAIN FREE** on top of your "WISH LIST"? If the answer is **YES**, we would suggest you take a look at this **END OF TERRACE HOUSE** as it offers **ALL OF THE ABOVE** and **LOTS, LOTS MORE!!!!**

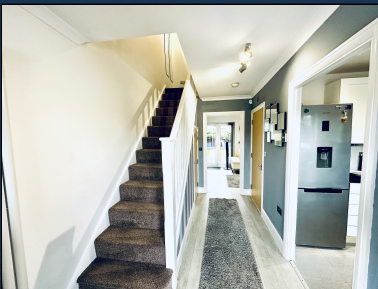
Let's start with the **LOCATION** - Forming part of the incredibly **SOUGHT AFTER** Phoenix Parc development which is **SUPERBLY SITUATED** for busy commuters as it is within close proximity of mainline station as well as Ebbsfleet International Station with its high speed service into London (approx. 18 minutes). If you have a young family, you have a choice of popular schools and for you serious shoppers Bluewater Shopping Centre with huge array of shops, bars, restaurants and cinema complex and the nearest Superstores are just a short drive away.

ACCOMMODATION - The existing owner has created a **BEAUTIFUL** home and we are **CONFIDENT** that you will be equally impressed as there is nothing to fault! For the right buyer, the owner would also be able to offer a **CHAIN FREE PURCHASE** which is always something that buyers want to hear so as not to be held up in a chain.

The accommodation and features include; a lovely size lounge/diner with patio door leading on to the garden, fully fitted kitchen, ground floor cloakroom, **TWO DOUBLE BEDROOMS**, **SMART** fully tiled **SHOWER ROOM**, modern decor and floor coverings, double glazed, gas central heating, a beautiful rear garden and a driveway to the front.

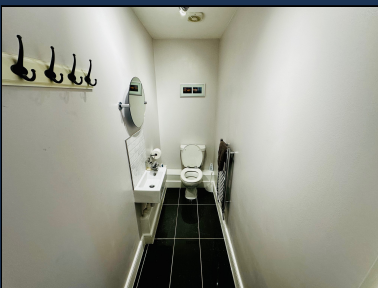
ALL IN ALL, A LOVELY PROPERTY AND COMES HIGHLY RECOMMENDED!!!!!!

ENTRANCE HALL



UPVC double glazed entrance door and window to front, coved ceiling, LVT flooring to hall and fitted carpet to stairs, smoke alarm, understairs storage/meter cupboard.

CLOAKROOM



White suite comprising low level WC and wash hand basin with chrome mixer tap, tiled to splashback, tiled floor, chrome heated towel rail, extractor.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

LOUNGE



4.90m x 3m (16' 1" x 9' 10") UPVC double glazed patio door leading onto the garden and window to rear, coved ceiling with inset spot lights, LVT flooring, radiator.

KITCHEN



2.70m x 2.4m (8' 10" x 7' 10") UPVC double glazed window to front, extensively fitted with matching range of wall, base and drawer units with chrome handles, built in stainless steel electric oven and inset 4 ring gas hob with extractor above, plumbed for washing machine and dishwasher, inset 1.5 bowl sink unit with chrome mixer tap, tiled to splashback areas, tiled floor, ample worktop surfaces, boiler for central heating and hot water, inset ceiling spot lights.

LANDING

Access to loft, coved ceiling, fitted carpet.

BEDROOM 1



4.10m x 3.60m (13' 5" x 11' 10") Lovely size room with UPVC double glazed window to front, coved ceiling, built in double wardrobe, radiator, fitted carpet.

BEDROOM 2



3.15m x 2.85m (10' 4" x 9' 4") UPVC double glazed window to rear, coved ceiling, fitted carpet, radiator.

SHOWER ROOM



2.01m x 1.95m (6' 7" x 6' 5") Very smart room with frosted double glazed window to rear, fully tiled walls and floor, walk in shower with overhead as well as hand held attachments, white wall hung vanity wash hand basin with storage under and chrome mixer tap, low level WC, chrome heated towel rail.

GARDEN



Fantastic space for entertaining with large decked patio with inset lights and matching rear decked area with planters and lighting, astro turf lawn and raised shrub/flower borders, rear pedestrian access, awning for those hot Sunny days!!!

PARKING

Off road parking to front on own driveway.