



Reed Court, , DA9 9FL  
Guide price £400,000

The   
Property Cloud



GUIDE PRICE £400,000 - £425,000. Located on the popular INGRESS PARK development is this THREE DOUBLE BEDROOM, three storey, EXTENDED end of terrace house with OFF STREET PARKING & GARAGE. The property provides a well proportioned lounge, ground floor CLOAKROOM, MODERN Kitchen which opens to the dining room creating a very social 'hub of the home' living space. To the first floor are two double bedrooms & modern family Bathroom whilst on the second floor you'll find the master bedroom with fitted wardrobes & EN-SUITE shower room. Additional benefits include a SOUTH FACING larger than average rear garden, 0.8 Miles to Greenhithe Station & convenient for the fast track bus routes for both Ebbsfleet International & Bluewater Shopping Centre. Viewings come HIGHLY RECOMMENDED to fully appreciate all this home has to offer.

#### Entrance Hall

Laminate flooring. Radiator. Stair case to first floor. Door to Lounge. Plain coved ceiling.

#### Lounge

16'4" x 12'0" widest points (4.99 x 3.68 widest points)  
Laminate flooring. Double glazed bay window to front. Radiator. Gas feature fireplace with surround and marble hearth. Plain coved ceiling. Doorway to Lobby.

#### Lobby

Laminate flooring. Plain coved ceiling. Door to Cloakroom. Door to Kitchen.

#### Cloakroom

7'1" x 3'0" (2.18 x 0.92)  
Vinyl flooring. Radiator. Low level WC. Pedestal wash hand basin with tiled splash backs. Extractor fan. Plain ceiling.

#### Kitchen

15'6" x 11'7" (4.73 x 3.54)  
Laminate flooring. Radiator. Open to Dining Room. Matching range of wall and base units with work top over and tiled splash backs. One and a half bowl sink unit with mixer tap and drainer. Space for fridge & freezer. Integrated dishwasher. Integrated electric oven. Gas hob with extractor over. Plain ceiling. Recessed spotlights.

#### Dining Room

14'2" x 10'3" (4.33 x 3.13)  
Laminate flooring. Two double glazed windows to rear. Double glazed double doors to Garden. Radiator. Plain ceiling. Open to Kitchen. Door to Garage.

#### First Floor Landing

Carpeted. Airing cupboard. Plain coved ceiling. Doors to:

#### Bedroom Two

15'7" x 8'6" (4.75 x 2.61)  
Carpeted. Two double glazed windows to rear. Two radiators. Built in wardrobes. Plain ceiling.

### Bedroom Three

10'2" x 8'8" (3.11 x 2.66)  
Carpeted. Double glazed window to front. Radiator. Plain ceiling.

### Family Bathroom

7'4" x 6'7" (2.25 x 2.03)  
Vinyl flooring. Frosted double glazed window to rear. Radiator. Low level WC. Pedestal wash hand basin with mixer tap. Panelled bath with mixer tap and shower attachment. Plain ceiling. Extractor fan. Recessed spotlights. Shaving point. Part tiled walls.

### Master Bedroom (2nd floor)

15'7" x 13'4" (4.76 x 4.07)  
Carpeted. Double glazed window to front. Radiator. TV aerial point. Built in Wardrobes. Access to eaves storage. Door to En-suite.

### En-suite Shower Room

7'6" x 5'11" (2.30 x 1.55)  
Vinyl flooring. Velux window. Radiator. Low level WC. Pedestal wash hand basin with mixer tap. Shower cubicle. Plain ceiling. Recessed spotlights. Part tiled walls.

### Garden

31'2" x 33'3" (9.52 x 10.16)  
South facing. Mainly laid to lawn. Two patio areas. Side access. Outside tap.

### Garage

17'5" x 8'11" (5.31 x 2.72)  
Concrete base. Double glazed window to rear. Up and over door. Power & lighting. Consumer unit. Eaves storage. Plumbed for washing machine.

### Additional Information

COUNCIL TAX  
Dartford Borough Council - Band E.

### COMMUTING

Greenhithe Station - 0.8 Miles.  
Ebbsfleet International - Fastrack Bus Route B from adj Ingress Abbey  
A2 for M25 & Blackwall Tunnel - 2.3 Miles.

### LOCAL AREA

The property is located 1.8 miles from Bluewater Shopping Centre, which can be accessed via Fast Track Bus Route B from Ingress Park Avenue. Bluewater consists of over 300 shops, over 50 eateries and a variety of family fun establishments including a Showcase Cinema with 13 screens including iMax. Additionally, the property is 0.8 miles to the nearest Asda superstore and just a minute from a pleasant stroll along the River Thames, offering spectacular views of the graceful Queen Elizabeth II Bridge, especially at sunset.

### Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor



Reed Court, Ingress Park, Greenhithe, Kent, DA9 9FL.



Total Approx Floor Area: 131.3 m<sup>2</sup> ... 1413 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	77	73	74

England & Wales

have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.