



Cherry Orchard, Swanscombe, Ebbsfleet, DA10 1AD  
Guide price £625,000



Guide Price-£600,000-£625,000.

### 'The Hertford'

A truly stunning four bedroom family home situated in a favourable location on the Castle Hill Development. Take the 360 Virtual Viewing and then we would be please to show you round in person, but be quick as this will not be on for long!



WOW! I must say this is one of the best homes of this type I have visited in a long time. Conveniently located for easy access in and out of the development without fuss and presented beautifully.

This four bedroom family home has been designed for maximum enjoyment with a wonderful open plan kitchen and spacious dining room with a large, all glass, square bay letting bags of light in and allowing you to oversea the garden.

The living room is also a great size and has a dual aspect making sure wherever you are there is plenty of natural light to enjoy. There is also a handy utility and separate cloakroom/wc on the ground floor fulfilling the needs of most.

To the first floor you will find a luxurious principle bedroom with both ensuite shower room and dressing area, a family bathroom and a further generous double bedroom. Both bedrooms to note have fitted wardrobe's maximising the storage.

To the second floor there is two further bedroom's, both with fitted wardrobes and a separate shower room to service them. Definitely worth noting here the landing would make a really nice seating area on this level and could probably even house a small desk and computer if study or work from home area is on your wish list.

Outside you are blessed with a very private mainly walled garden which has been landscaped to minimise any maintenance for complete relaxation in your free time. There is also a large garage which offers more potential storage if not used for a vehicle.

Properties in this development don't hang around for long so take a look at our 360 Virtual Viewing and if you like what you see we would be pleased to show you round in person.

### Location

This excellent home is set in a favourable spot on the Castle Hill development in Ebbsfleet Valley. The reason many have bought here and are still buying is the fantastic transport links and the family amenities that have been put in place.

The development has its own school, community centre and plenty of open green spaces with parks and tennis courts. There are cycle lanes and wide footpaths as they have planned this development with families and professionals in mind. Within walking distance there is a local pub/restaurant and shop for your convenience.

Ebbsfleet Station has links to St Pancras, Paris and Brussels and the A2/M2/M25 are minutes away. Bluewater shopping centre is just down the road and the new theme park being built within the Swanscombe area is going to be one of the most exciting developments we have seen in the South East

**Entrance Hall 7' x 6'5 (2.13m x 1.96m)**

**Living Room 17'10 x 10'6 (5.44m x 3.20m)**

**Kitchen/Diner 17'10 x 17'8 (5.44m x 5.38m)**

**Utility Room 5'10 x 5'6 (1.55m x 1.68m)**

**W/C 4'8 x 3' (1.42m x 0.91m)**

### Landing

**Main Bedroom 17'9 x 10'4 (5.41m x 3.15m)**

**Ensuite 7'1 x 4'7 (2.16m x 1.40m)**

**Bedroom 2 10'11 x 9'9 (3.33m x 2.97m)**

**Bathroom 6' x 5'6 (1.83m x 1.68m)**

### Landing

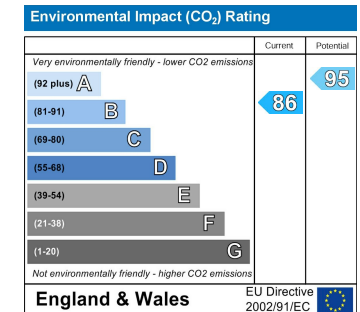
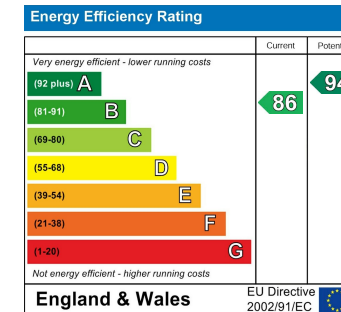
**Bedroom 3 11'3 x 9' (3.43m x 2.74m)**

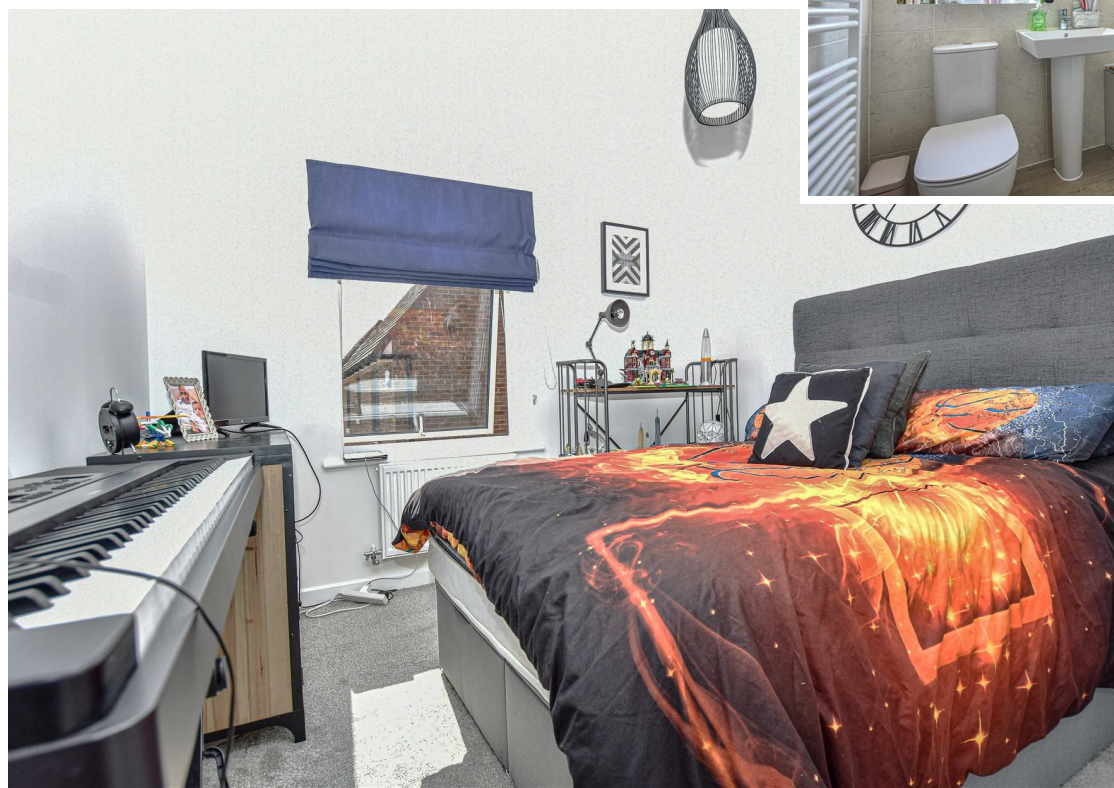
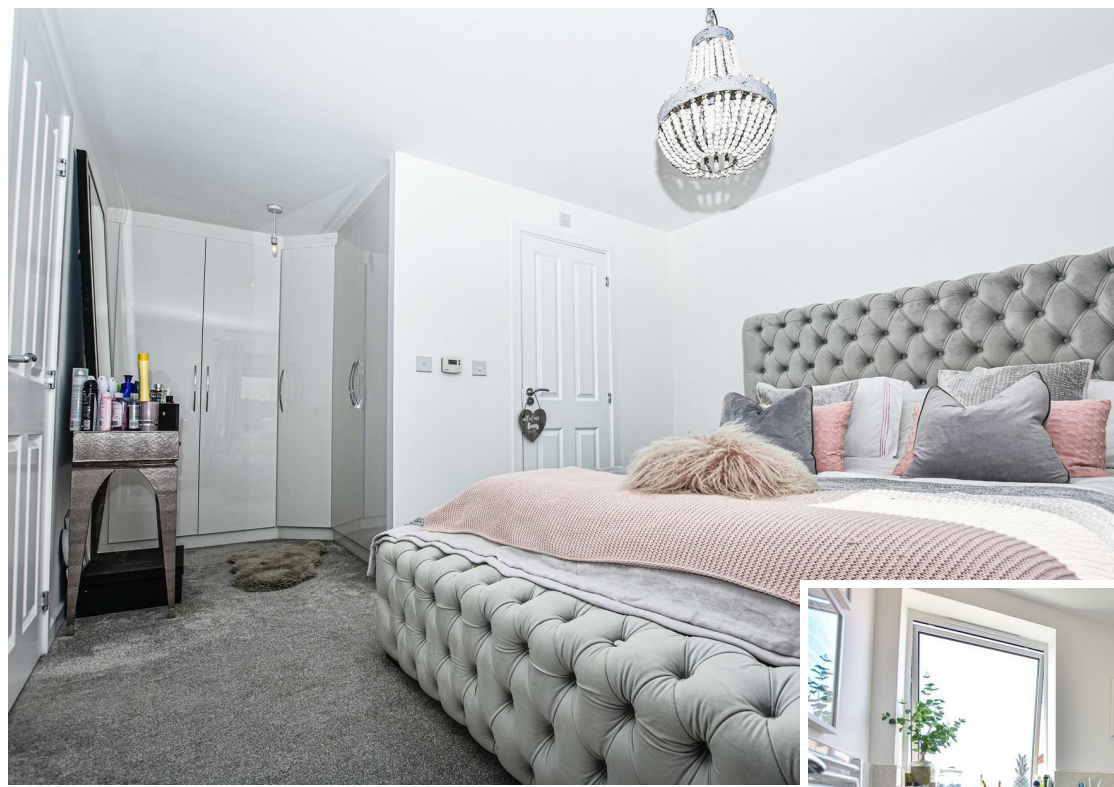
**Shower Room 5' x 5' (1.52m x 1.52m)**

**Bedroom 4 11'3 x 7'5 (3.43m x 2.26m)**

### Garden

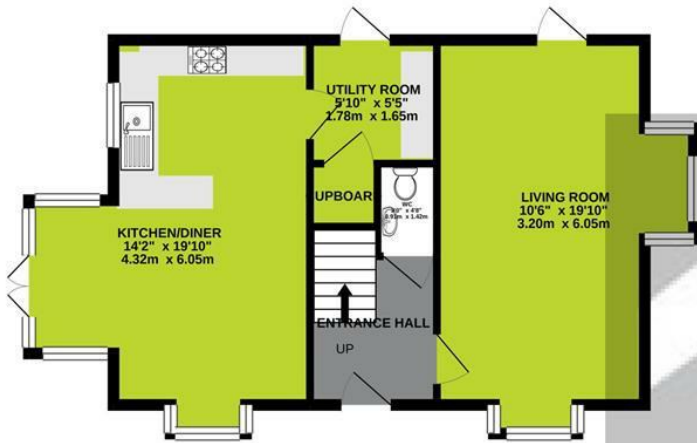
### Garage







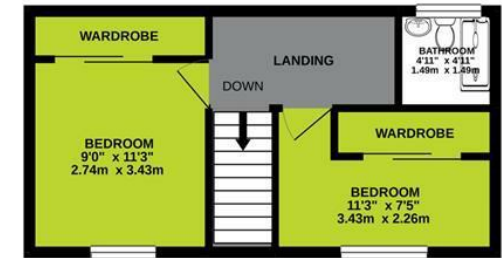
GROUND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 or efficiency can be given.  
Made with Metropix ©2020