



# 10 Rosina Grove

Castle Hill, Ebbsfleet Valley Swanscombe DA15 1BQ

**Offers Over £400,000**



GUIDE PRICE £400,000 - £425,000

Nestled in the desirable area of Rosina Grove, Castle Hill, this charming mid-terrace house offers a perfect blend of modern living and convenience. Built in 2005, the property spans an impressive 818 square feet and features a well-designed layout that is ideal for families or professionals alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to a contemporary kitchen and breakfast room, perfect for casual dining and entertaining. The generous lounge, which overlooks the rear garden, provides a comfortable space to relax and unwind. The ground floor also includes a convenient cloakroom, enhancing the practicality of the home. As you ascend to the first floor, you will find three well-proportioned bedrooms, with the master bedroom boasting a walk-in wardrobe, offering ample storage space. The family bathroom is thoughtfully designed to cater to the needs of the household. Externally, the rear garden is a delightful retreat, featuring a well-maintained lawn and a patio area, ideal for outdoor gatherings or simply enjoying the fresh air. The property also benefits from allocated parking, with additional visitor parking available for up to three hours. This home is EPC rated B, ensuring energy efficiency, and falls within council tax band D. Its sought-after location places you within a short distance of Darenth Valley Hospital, the renowned Bluewater shopping centre, and Ebbsfleet train station, making it an excellent choice for those who value accessibility and amenities.

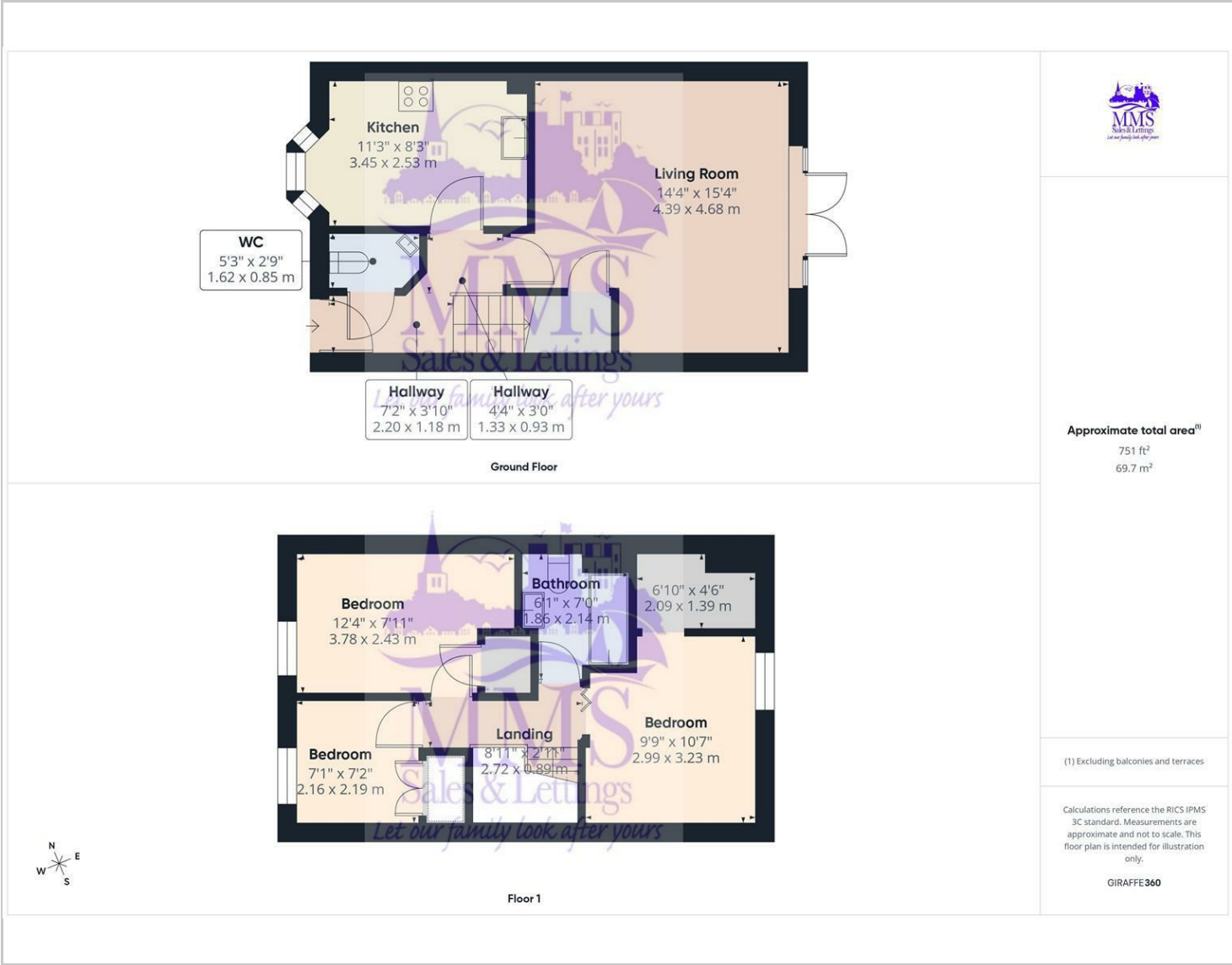
In summary, this property on Rosina Grove is a wonderful opportunity for anyone looking to settle in a vibrant community with all the conveniences of modern living at their doorstep.



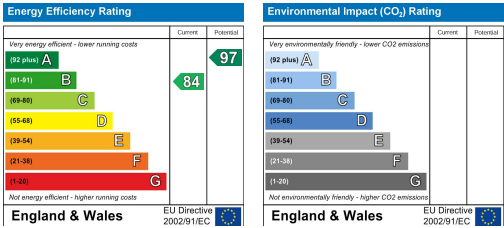
Area Map



Floor Plans



Energy Efficiency Graph



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 appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.