



10 Rosina Grove

Castle Hill, Ebbsfleet Valley Swanscombe DA10 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 Darent 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

Kitchen
11'3" x 8'3"
3.45 x 2.53 m

Living Room
14'4" x 15'4"
4.39 x 4.68 m

WC
5'3" x 2'9"
1.62 x 0.85 m

Hallway
7'2" x 3'10"
2.20 x 1.18 m

Hallway
4'4" x 3'0"
1.33 x 0.93 m

Ground Floor

Approximate total area⁽¹⁾
751 ft²
69.7 m²

Bedroom
12'4" x 7'11"
3.78 x 2.43 m

Bedroom
7'1" x 7'2"
2.16 x 2.19 m

Bathroom
6'1" x 7'0"
1.86 x 2.14 m

Bedroom
9'9" x 10'7"
2.99 x 3.23 m

Landing
8'11" x 2'11"
2.72 x 0.89 m

Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Potential
Very energy efficient - lower running costs		97	Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	97	(92-91)	A	
(81-91)	B	84	(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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