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**Waterman House Estates**



## Reed Court, Greenhithe, DA9 9FT

**£1,750 Per month**

We are pleased to bring to the market this 3 bedroom SEMI DETACHED HOUSE on the AWARD WINNING DEVELOPMENT of INGRESS PARK.

The downstairs comprises of 2 RECEPTION ROOMS, separate kitchen and WC. There are 3 GREAT SIZED BEDROOMS plus the family bathroom and an ENSUITE on the first floor. To the rear of the property is a GARDEN LAID TO LAWN, whilst to the front there is a GATED CAR PORT.

The property is located just a 10 minute walk, door to platform to Greenhithe station. Ebbsfleet International and Bluewater Shopping Centre are also just a short drive away. Close to all local amenities and situated on all main bus routes as well as having great links to the A2/M25.

Council tax band - E

Call us today to book your viewing on 01474 330840!!



**GROUND FLOOR**

**Dining Room**  
10 x 8'11 (3.05m x 2.72m)

**Kitchen**  
11'1 x 8'6 (3.38m x 2.59m)

**WC**

**Living Room**  
15'9 x 13 (4.80m x 3.96m)

**FIRST FLOOR**

**Bedroom 1**  
11'5 x 11'1 (3.48m x 3.38m)

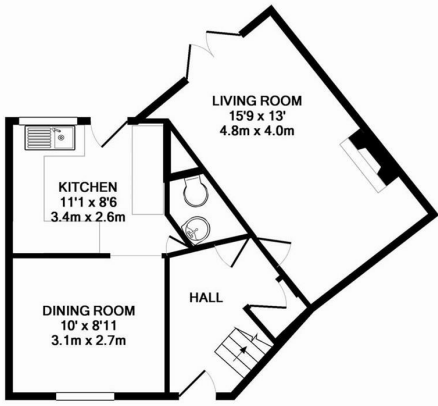
**Bedroom 2**  
10'7 x 9'7 (3.23m x 2.92m)

**Bedroom 3**  
9'7 x 7'2 (2.92m x 2.18m)

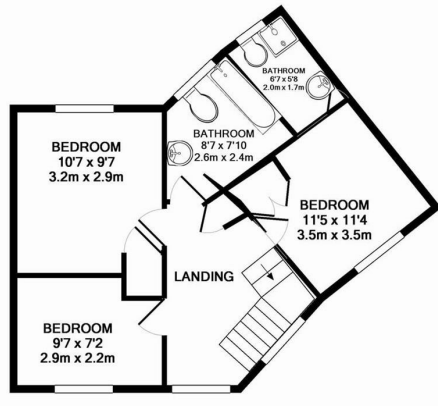
**Bathroom**  
8'7 x 7'10 (2.62m x 2.39m)

**Ensuite**  
6'7 x 5'8 (2.01m x 1.73m)

**EXTERNAL**



GROUND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(39.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.1 SQ.M.)  
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 or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		67	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			