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**Waterman House Estates**



## Palladian Circus, Dartford, DA9 9FS

**Asking price £525,000**

We are pleased to bring to the market this 3 BEDROOM TOWNHOUSE situated on the desirable, award winning development of Ingress Park. The ground floor comprises of a LARGE ENTRANCE HALL leading to a BRIGHT KITCHEN and DINING ROOM. There is also the added benefit of a DOWNSTAIRS WC and INTEGRAL GARAGE. On the first floor, there is a DOUBLE BEDROOM and FAMILY BATHROOM as well as a SPACIOUS LOUNGE with french doors leading onto a BALCONY. On the second floor, there is a further 2 DOUBLE BEDROOMS, both including an ENSUITE. To the rear of the property, there is a LOW MAINTENANCE GARDEN.

Close to the M25, A2 and Bluewater Shopping Centre, with over 300 stores and 60 restaurants. Only a 5 minute drive to the high speed rail link at Ebbsfleet International, taking you to London in 17 minutes. Also, a 10 minute walk, door to platform to Greenhithe station. Close to all local amenities and a number of good schools.

Council Tax Band - E

Freehold

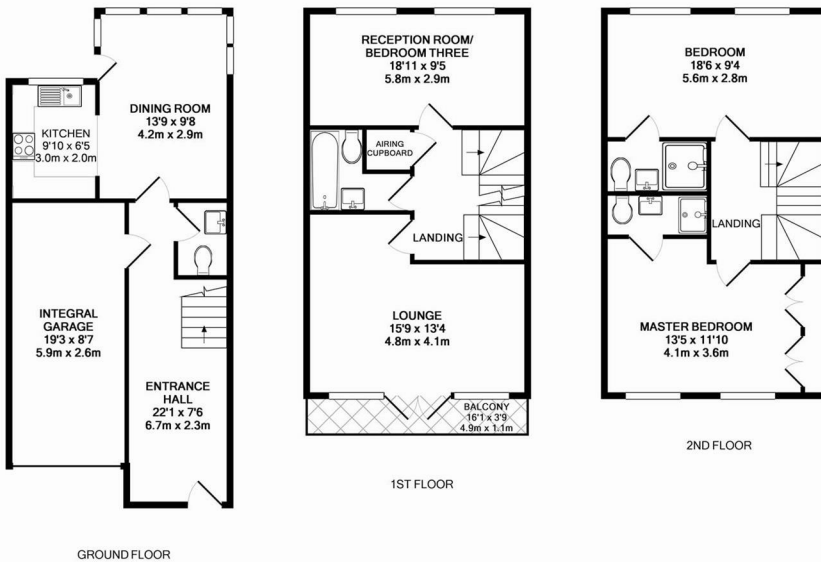
Gas central heating, standard water supply, electricity and drainage.

Good mobile phone and broadband coverage.

Call us now to book a viewing!!!



# 43 Palladian Circus, Greenhithe, Dartford, Kent, DA9 9FS



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. Made with Metropix ©2015

## Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	87

## Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	67	85

