



Robinson Way | Northfleet, Kent, DA11 9AB



Guide Price £325,000-£350000 Freehold

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## Robinson Way, Northfleet

GP £325000-£350000. This modern three bedroom terraced house situated on the popular Phoenix Parc development which is ideally situated within walking distance of Ebbsfleet Station. No chain involved

### Property Features

- Council Tax: D
- EPC Rating: C
- Total Square Footage: 833.8 Sq. Ft.
- Double Glazing
- Gas Central Heating
- En-Suite Shower Room
- G/Floor Cloakroom
- F/F Bathroom
- Recently Repainted



## Interior

**Entrance Hall:** 3.48m X 1.02m (11'5" X 3'4") Entrance door. Laminate flooring. Door to cloakroom. Single radiator.

**GF Cloakroom:** Double glazed window to front. Low level w.c. Wash hand basin. Tiled floor.

**Lounge:** 4.88m x 4.5m x 3.56m (16' x 14'9" x 11'8") Double glazed window to rear. Laminate flooring. Double radiator. Under-stairs cupboard.

**Kitchen:** 3.48m x 2.41m (11'5" x 7'11") Double glazed window to front. Tiled floor. Single radiator. Wall and base units with roll top work surface over. Built-in oven and hob with extractor hood over. Sink and drainer unit with mixer tap.

**Landing:** 2.9m x 1.27m (9'6" x 4'2") Built-in cupboard. Carpet. Loft access. Doors to:-

**Bedroom 1:** 3.56m x 2.7m (11'8" x 8'10") Double glazed window to front. Carpet. Single radiator. Built-in wardrobes.

**En-suite:** 2.57m x 0.9m (8'5" x 2'11") Shower cubicle. Wash hand basin. Low level w.c. Tiled walls. Heated towel rail.

**Bedroom 2:** 3.02m x 2.54m (9'11" x 8'4") Double glazed window to rear. Single radiator. Carpet.

**Bedroom 3:** 3.02m x 1.9m (9'11" x 6'3") Double glazed window to rear. Carpet. Single radiator.

**Bathroom:** 2.18m x 1.68m (7'2" x 5'6") Suite comprising panelled bath with mixer tap. Wash hand basin with mixer tap. Low level w.c. Tiled floor.

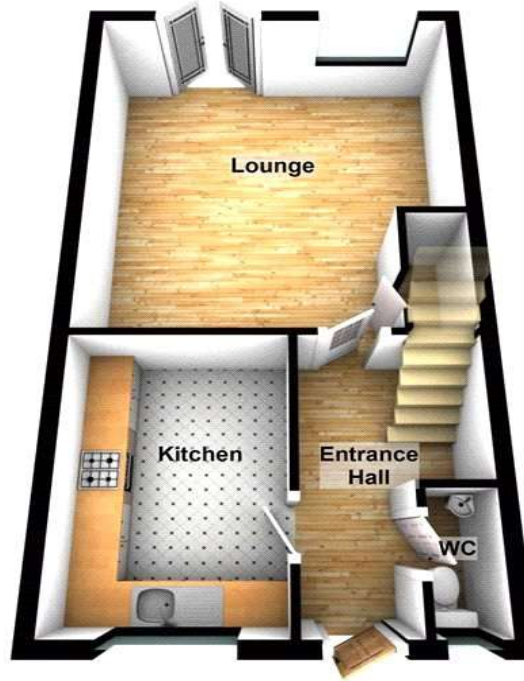
## Exterior

**Rear Garden:** Approx: 29ft x 15'10: Patio area. Laid to lawn area. Rear pedestrian access.

**Parking:** Off road parking to front.

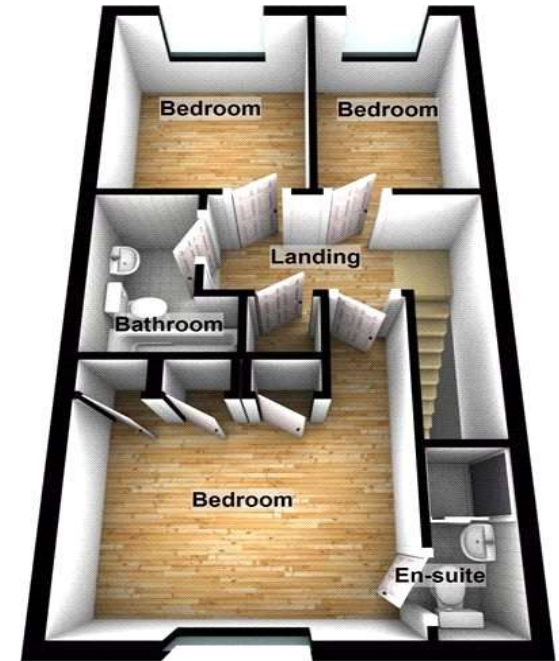
### Ground Floor

Approx. 417.2 sq. feet



### First Floor

Approx. 416.6 sq. feet



Total area: approx. 833.8 sq. feet

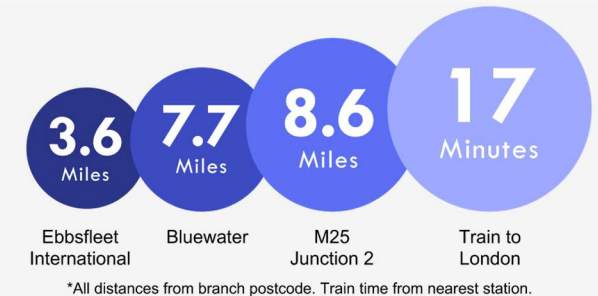
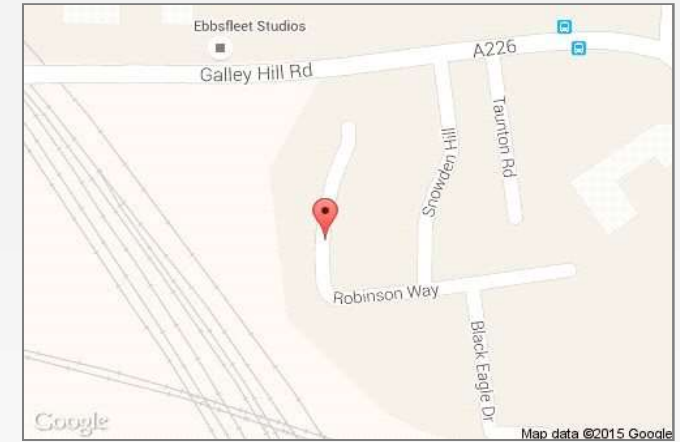
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## Property Location

Robinson Way, Northfleet, Kent, DA11 9AB



## Additional Information

Phoenix Parc is a modern development that would be built with commuters in mind as it is within walking distance of Ebbsfleet International Station with its high speed link into London St Pancras in under 20 minutes. Bluewater Shopping Centre is under 2 miles away and the nearest Superstores are within a short drive.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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