



Bonham Way

Northfleet | Kent | DA11 8FB



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Northfleet, Kent, DA11 8FB

OIEO £450,000

Freehold

This three-bedroom semi with own driveway is on the sought after Springhead Park Development within walking distance of Ebbsfleet Station. Modern living at its best. Recommended.

Benefitting from:

- Total Square Footage: 1051.0 Sq. Ft.
- Entrance Hall
- Ground Floor Cloakroom
- 23'7 x 17' Lounge/Diner
- Modern Fully Fitted Kitchen
- Double Glazing
- Gas Central Heating
- First Floor Bathroom
- Well Kept 40' Garden
- Viewing Recommended
- Council Tax: D
- EPC Rating: B



Accommodation

Entrance Hall: 3.58m x 1.14m (11'9" x 3'9") Entrance door into hallway. Amtico flooring. Radiator. Inset spotlights. Door to ground floor cloakroom. Door to reception room. Carpeted staircase to first floor.

GF Cloakroom: 1.55m x 1m (5'1" x 3'3") Frosted double glazed window to front. Low level w.c. Wash hand basin with cupboard below. Radiator. Inset spotlights. Amtico flooring.

Lounge: 7.2m x 5.18m (23'7" x 17") Double glazed window to side. Double glazed French doors to garden. Under-stairs storage cupboard. Three skylight windows. Two radiators. Amtico flooring. Open plan to kitchen.

Kitchen: 3.4m x 2.82m (11'2" x 9'3") Double glazed window to front. Modern fitted wall and base units with roll top work surface and breakfast bar over. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washer dryer. Built-in oven and hob with extractor hood over. 1 1/2 bowl sink and drainer unit with mixer tap. Wall mounted boiler. Radiator. Inset spotlights. Amtico flooring.

First Floor Landing: Access to part boarded loft. Carpet. Doors to:-

Bedroom 1: 4m x 2.95m (13'1" x 9'8") Double glazed French doors to front. Radiator. Fitted wardrobes. Carpet.

Bedroom 2: 3.78m x 2.67m (12'5" x 8'9") Double glazed window to rear. Double glazed window to side. Radiator. Carpet.

Bedroom 3: 2.72m x 2.4m (8'11" x 7'10") Double glazed window to rear. Radiator. Carpet.

Bathroom: 2.77m x 2.1m (9'1" x 6'11") Frosted double glazed window to front. Modern suite comprising panelled bath with independent shower attachment and screen over. Wash hand basin. Low level w.c. Amtico flooring. Heated towel rail. Built-in storage cupboard.

Exterior

Rear Garden: Approx. 40ft x 25ft: Paved patio area. Mainly laid to lawn. Fenced to side and rear. Paved side pedestrian access.

Parking: Block paved own driveway to front.





Additional Information

Springhead Park was the first residential community in Ebbsfleet Garden City combining stylish living, masses of open green space with close proximity to rail links to the capital and excellent local amenities for modern lifestyles.

High Speed One is available from Ebbsfleet International rail station and offers fast services into London St. Pancras in just 19 minutes.

You will have the benefit of living on a new development that has already defined its place within the local area and community. With strong and reliable transport links such as Ebbsfleet International less than a mile away, which residents will be able to reach in just 8 minutes by foot when the new Springhead Bridge shortly opens in 2020.

Springhead Park's meticulously planned and well-thought-out streetscapes, tree-lined boulevards and open spaces work in unison with construction and technological advances, such as super-fast fibre optic connection and high-speed broadband.

From the serenity of living within the Ebbsfleet Garden City on the edge of the Garden of England, to the sweeping transport connections and excellent Bluewater shopping and leisure facilities close by, Springhead Park has it all.

Community activities are frequently planned to bring about a vibrant and exciting neighbourhood, for you to be part of an established and thriving community. There is also a brand new primary school due to open on the development in September.

The 2.5 acre park takes centre stage, forming the hub of the community and providing open space for all to enjoy.

This formal area with an adjacent children's play area at Penn Green creates a central plaza.

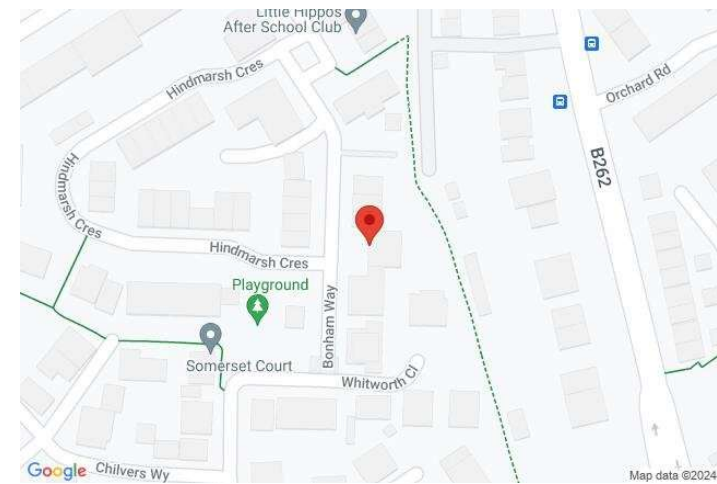
The open spaces across Springhead Park provide areas to walk, run, cycle and enjoy the great outdoors within a garden community.

The new Springhead bridge, funded by Ebbsfleet Development Corporation, was built to link Springhead Park residents to Ebbsfleet International. Cutting journey time by foot from 25 minutes to just 8 minutes, the structure caters for all forms of transport with two vehicular lanes as well as a cycle path and pedestrian footpaths.

Council Tax - D

EPC Rating - B





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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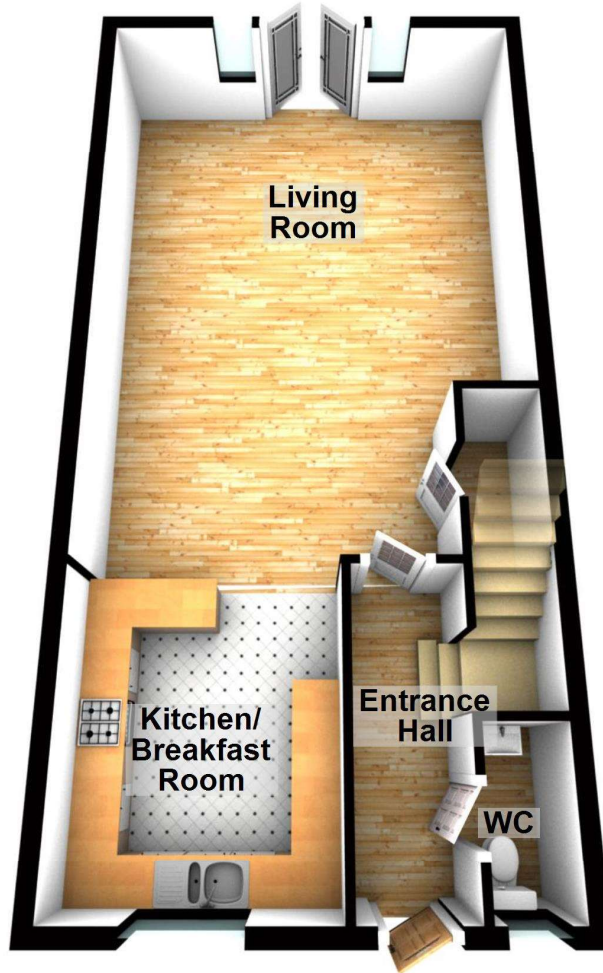


SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 597.5 sq. feet



First Floor

Approx. 453.5 sq. feet



Total area: approx. 1051.0 sq. feet

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