



# Embleton Lane

Castle Hill | Ebbsfleet Valley | DA10 1BX







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Castle Hill, Ebbsfleet Valley, DA10 1BX

Guide Price £600,000-£650,000

Freehold

Robinson Jackson are delighted to present 'The Luxford' a uniquely designed 5-bedroom, 3-bathroom, detached house located in the prestigious Castle Hill area of Ebbsfleet. Boasting contemporary elegance and thoughtful architecture, this property offers an unparalleled living experience. Large windows and glass doors flood the interiors with natural light, creating a bright and airy ambiance.

Key Features:

Reception Rooms: Two-three Reception Areas

Bedrooms: Four-Five generously sized double bedrooms providing ample space for both family and guests.

Bathrooms: Three modern bathrooms, designed for comfort and style.

Balconies: Enjoy views from three private balconies, blending indoor and outdoor living.

Rear garden and parking for three cars.

Location: Situated in the sought-after Castle Hill neighbourhood, residents benefit from a peaceful suburban setting while remaining conveniently close to amenities.

Transportation: Excellent transport links, including Ebbsfleet International station, Swanscombe Station, A2/M25 motorways.

Benefitting from:

- Five Double Bedrooms
- Three Bathrooms & Ground Floor WC
- Versatile Family Home
- Three Parking Spaces
- Three Balconies





## Accommodation

**Entrance Hall:** Radiator. Laminate flooring. Stairs to first floor.

**Lobby:** Frosted double glazed window to front. Radiator. Laminate flooring. Leading to:

**Cloakroom:** 1.45m x 0.94m (4'9" x 3'1") Frosted double glazed window to side. Low level WC. Pedestal wash hand basin. Radiator. Laminate flooring.

**Study:** 2.57m x 2.44m (8'5" x 8') Double glazed window to front. Radiator. Laminate flooring.

**Kitchen:** 4.67m x 4.2m (15'4" x 13'9") Double glazed patio door to rear. Range of matching wall and base units with complimentary work surface over. Sink with drainer. Integrated electric oven, gas hob and extractor. Integrated dishwasher. Integrated fridge freezer. Two radiators. Storage cupboard. Spotlights. Laminate flooring.

**Utility Room:** 2.03m x 1.75m (6'8" x 5'9") Double glazed window to rear. Double glazed door to side. Range of matching wall and base units with complimentary work surface over. Stainless steel sink. Radiator. Plumbed for washing machine. Space for tumble dryer. Cupboard housing boiler. Spotlights. Laminate flooring.

**Landing 1:** Double glazed door to balcony. Radiator. Carpet. Stairs to second floor.

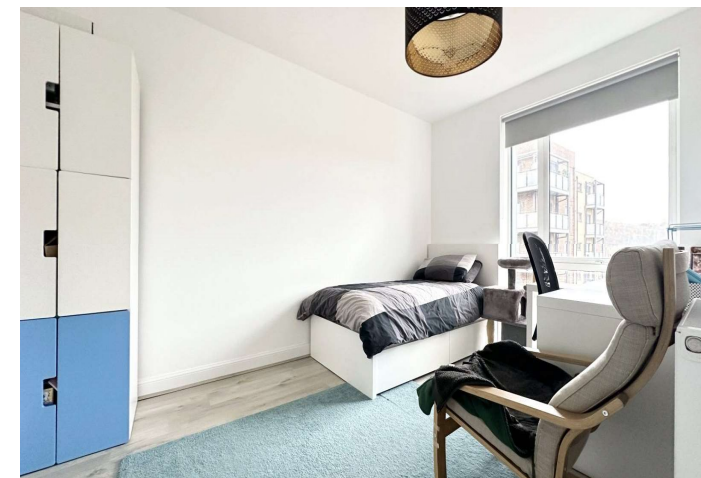
**Lounge:** 6.1m x 3.53m (20' x 11'7") Double glazed patio doors to rear leading to balcony. Two double glazed windows to side. Two radiators. Laminate flooring.

**Bedroom Two:** 4.88m x 3.56m (16' x 11'8") Double glazed patio door to front leading to balcony. Double glazed patio door to rear leading to balcony (16'8" x 7'7"). Two radiators. Laminate flooring.

**Bedroom Three:** 4.1m x 2.74m (13'5" x 9') Double glazed window to front. Radiator. Laminate flooring. Access to:

**Jack 'n' Jill Bathroom:** 2.67m x 1.37m (8'9" x 4'6") Frosted double glazed window to rear. Low level WC. Pedestal wash hand basin. Shower cubicle. Heated towel rail. Part tiled walls. Laminate flooring. Extractor fan.

**Landing 2:** Double glazed floor to ceiling window to front. Airing cupboard. Carpet.







**Bedroom One:** 3.4m x 3.05m (11'2" x 10') Double glazed patio door to front leading to balcony. Built in wardrobes. Radiator. Laminate flooring.

**Ensuite:** 1.93m x 1.4m (6'4" x 4'7") Frosted double glazed window to rear. Low level WC. Pedestal wash hand basin. Shower cubicle. Radiator. Part tiled walls. Laminate flooring. Extractor fan.

**Bedroom Four:** 3.66m x 2.8m (12' x 9'2") Double glazed window to front. Radiator. Laminate flooring.

**Bedroom Five:** 3.15m x 2.67m (10'4" x 8'9") Double glazed window to rear. Radiator. Laminate flooring.

**Bathroom:** 3.1m x 1.68m (10'2" x 5'6") Frosted double glazed window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Shower cubicle. Heated towel rail. Part tiled walls. Laminate flooring. Extractor fan.

## Exterior

Rear Garden: Approximately 25ft. Laid to lawn. Paved patio area. Decked area for hot tub. Steps to parking. Side access.

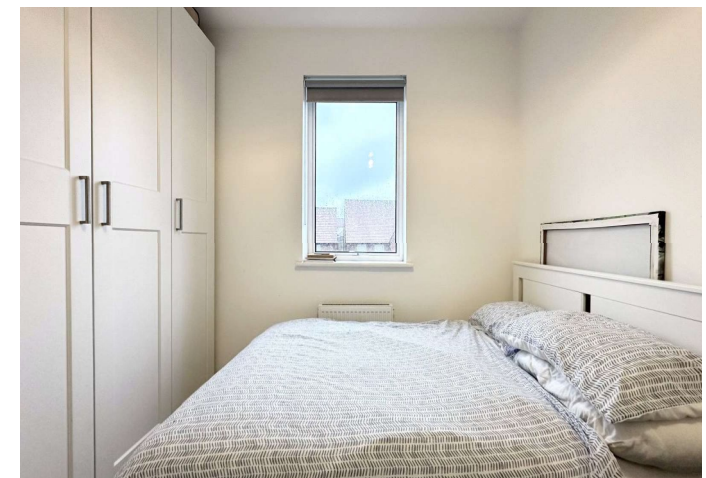
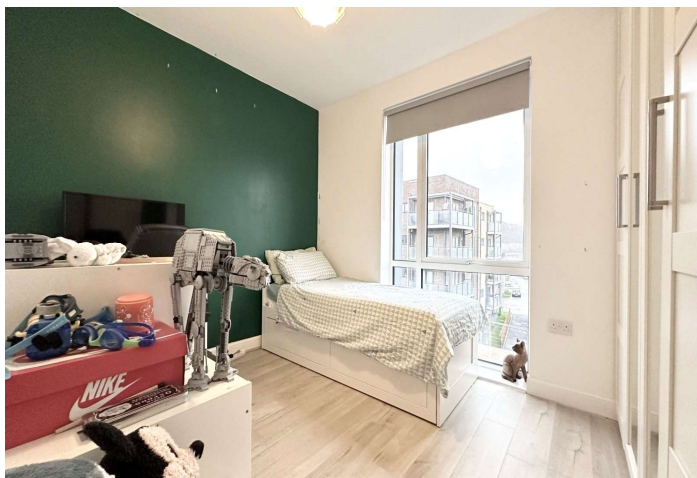
Off street parking for 3 cars.

## Additional Information

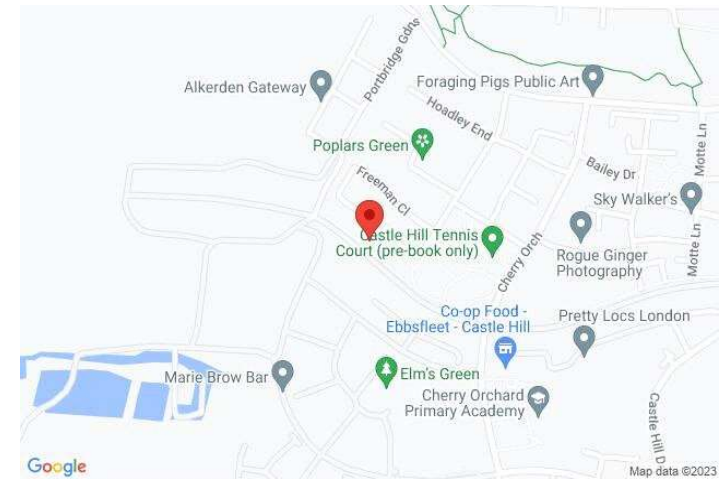
Dartford Borough Council - Tax Band F

Total floor area: 157 sq. metres

The current vendor pays an estate charge of £433 per annum.







## 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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**ROBINSON-JACKSON**

### Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



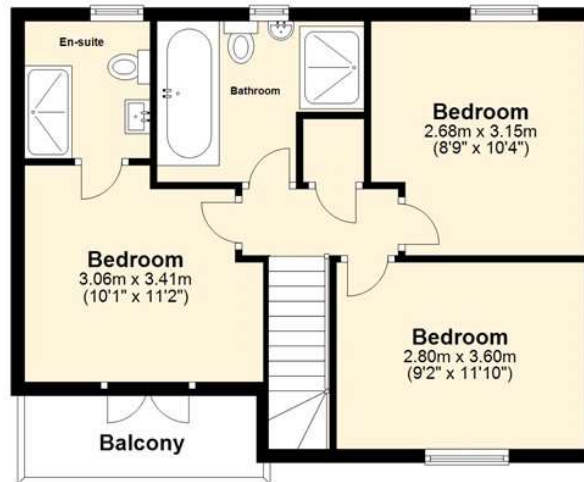
### First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



### Second Floor

Approx. 48.9 sq. metres (526.5 sq. feet)



Total area: approx. 173.3 sq. metres (1865.4 sq. feet)



