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The Japonica, Castle Hill Road, Ebbsfleet DA10 1BY

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



## The Japonica, Castle Hill Road, Ebbsfleet DA10 1BY

- Striking Newly Built Detached House
- Built To A High Specification
- Three Bedrooms & Two Modern Bathrooms
- En-Suite To Main Bedroom
- Stunning Kitchen/Breakfast Room
- Off Road Parking & Gated Car Port
- Set Within Ebbsfleet Garden City
- High Speed Rail Link To London

### SITUATION:

Ebbsfleet Garden City is an exciting new project which includes approx. 6000 new homes, 3 new primary schools, a secondary school including sixth form college, a new market centre with shops, bars, restaurants and office space.

Within the development there is going to be 30% open space including a new urban park, playing fields, six dual use sports pitches, six tennis courts, allotments and an abundance of beautiful walking and cycle routes.

Situated just a short walk or cycle from Ebbsfleet International Train Station which provides direct links into London in just 19 minutes, ideal for working in the city of visiting the theatre and museums.

Stratford international is just 10 minutes from Ebbsfleet, Westfields shopping centre is alive with department stores, independent shops and larger high street brands.

Queen Elizabeth Olympic Park sits beyond this and is a wonderful place to take the children with a variety of play parks, cycle trails and events throughout the year.

There is also a Fasttrack bus service to Bluewater Shopping Centre where one will find a large selection of shops, bars, restaurants, and cinemas.

With the A2 on your doorstep, this gives you great accessibility to the coast, the colourful bustling seaside town of Whitstable is less than 45 minutes away whilst Folkestone an arty regenerated coastal town has high speed links from Ebbsfleet in just over 30 minutes.



#### DESCRIPTION:

Japonica is a striking detached three bedroomed property built to an exceptionally high standard by the prestigious Westerhill homes. Creatively designed allowing natural light and energy to flow through the 1100 sq.ft of beautifully configured space.

One will find an expanse of living areas which have french doors which open onto a delightful rear garden, whilst the interior has sleek lines, contemporary fixtures and fine craftsmanship which flourish throughout.

Perfectly located just a short walk/cycle to Ebbsfleet station which will get you into London in just 19 minutes. The development is surrounded by attractive communal gardens and a thriving community with a large selection of educational facilities and a market centre with an array of shops, bars and restaurants.



A contemporary styled façade provides a welcoming entrance with dark framed windows and doors complementing the exposed brick. The front door opens into a stylish entrance hall laid with Amtico Luxury tiled flooring this in turn leads to a well-appointed cloakroom and coat closet.

To the left there is a stylish kitchen breakfast room with an array of modern units, set upon Porcelanosa ceramic flooring and finished with laminate work tops and under pelmet lighting. All appliances are integrated including an AEG Double oven and gas hob, fridge freezer, dishwasher, washing machine and stainless-steel sink with Franke mixer tap.

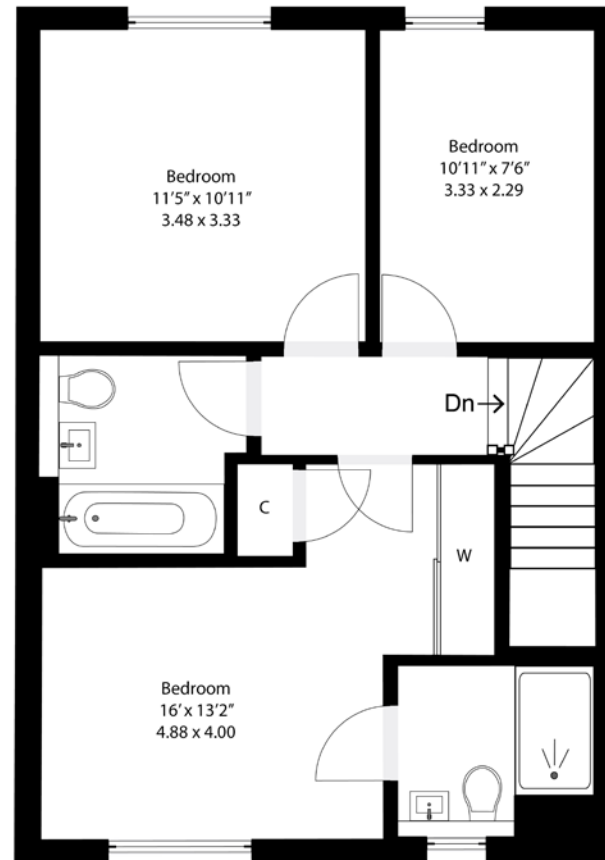
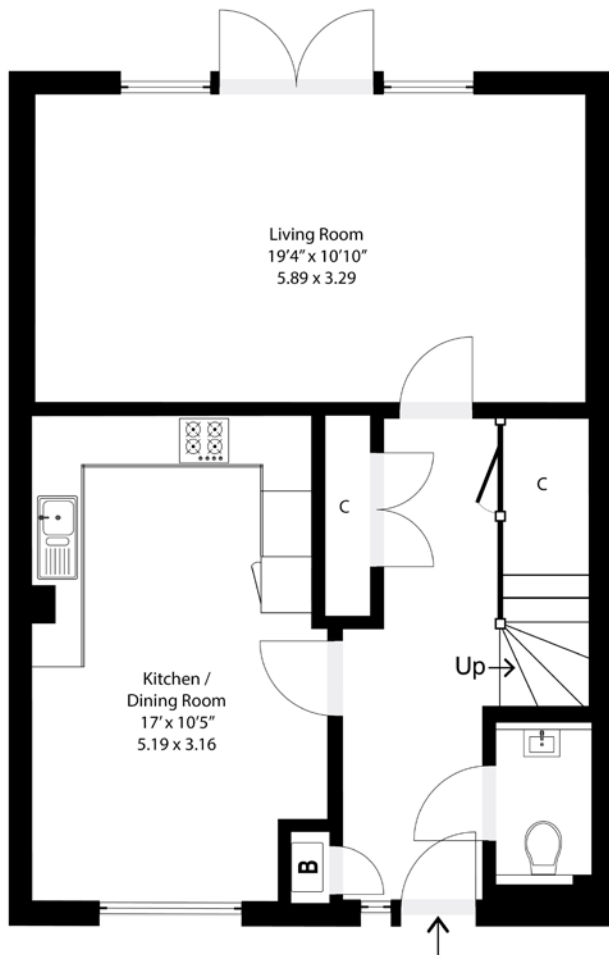
The sitting room sits at the rear of the property and is flooded with light from the floor to ceiling windows and French doors which open onto the rear garden.

To the first floor one will find three bedrooms and a well-appointed family bathroom which has been fitted with Roca suite and chrome fixtures. The main bedroom is over 16 ft and wide and benefits from fitted wardrobes and a luxury ensuite shower room.

#### OUTSIDE:

The garden is mainly laid to lawn and bordered by a brick wall and wood fencing, there is a large patio area accessed directly from the french doors off the sitting room.

A bin and bicycle store has been erected at the rear of the gated car port which offers parking for one car and includes an EV charger.



TOTAL FLOOR AREA: 1102 sq. ft (102 sq. m)



EPC RATING  
B



COUNCIL TAX BAND  
D



GENERAL INFORMATION  
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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