



**Price**  
**£410,000**

**Freehold**

3x  2x  1x 

**Ellingham View,  
Dartford, Kent, DA1**



*Wards*  
Helping you move forwards



## Main features

- Delightful town house on popular "Waterside" Bridge community
- Handy 2 allocated parking spaces
- Stunning outlook over the wildlife Reserve
- En-suite shower room to main bedroom and downstairs cloakroom
- Ideal for A2/M25 motorways

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 14'10 x 11'11 (4.52m x 3.63m)  
 Cloakroom: 4'5 x 3'8 (1.35m x 1.12m)  
 Kitchen Diner: 11'11 x 8'8 (3.63m x 2.64m)

### FIRST FLOOR

Landing  
 Bedroom 2: 10'4 x 9'11 up to fitted wardrobes (3.15m x 3.02m)  
 Bedroom 3: 11'11 x 7'10 (3.63m x 2.39m)  
 Bathroom: 8'0 x 5'7 (2.44m x 1.70m)

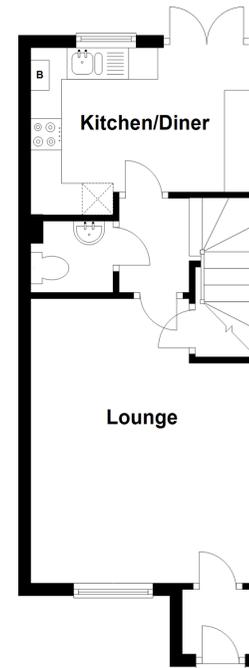
### SECOND FLOOR

Landing  
 Bedroom 1: 15'6 x 8'6 (4.73m x 2.59m)  
 En Suite Shower: 11'1 x 5'3 (3.38m x 1.60m)

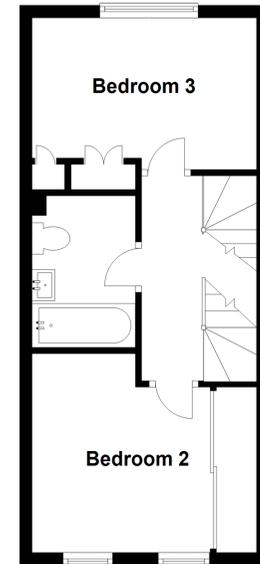
### OUTSIDE

Front Garden  
 Rear Garden  
 2 Allocated Parking Spaces

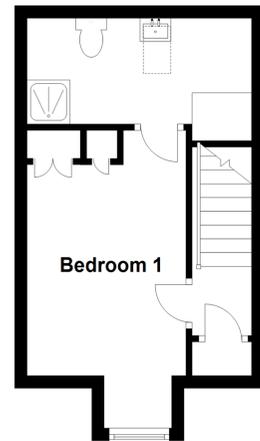
**Ground Floor**  
 Approx. 32.4 sq. metres (348.9 sq. feet)



**First Floor**  
 Approx. 31.1 sq. metres (334.5 sq. feet)



**Second Floor**  
 Approx. 21.7 sq. metres (233.2 sq. feet)



**Call Dartford - 01322 288211 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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