



Carmichael Avenue, Greenhithe, DA9 9TD
Guide price £475,000



- Three Storey House
- Two Balconies
- Large Garden
- Three Double Bedrooms
- Roof Terrace
- Garage & Parking

The Homes Group are delighted to present to the market this well presented three storey house set within the popular Ingress Park development in Greenhithe. The home offers a well proportioned and versatile layout which includes a good sized kitchen with island, ground floor utility room & cloakroom, living/dining room, three double bedrooms, two with private balconies, master bedroom with en-suite and direct access to roof terrace. The home also benefits from a generously sized garden, a rarity for homes in this location, private parking and garage.

Please note the home is subject to a service charge payments for the maintenance of the communal grounds and upkeep of the road. Details to be confirmed by the sellers solicitor.

Entrance Hall

Cloakroom/Utility

Kitchen/Diner

First Floor Landing

Living Room

Bedroom

Bathroom

Second Floor Landing

Master Bedroom

En-Suite

Bedroom

Roof Terrace

Garden

Garage

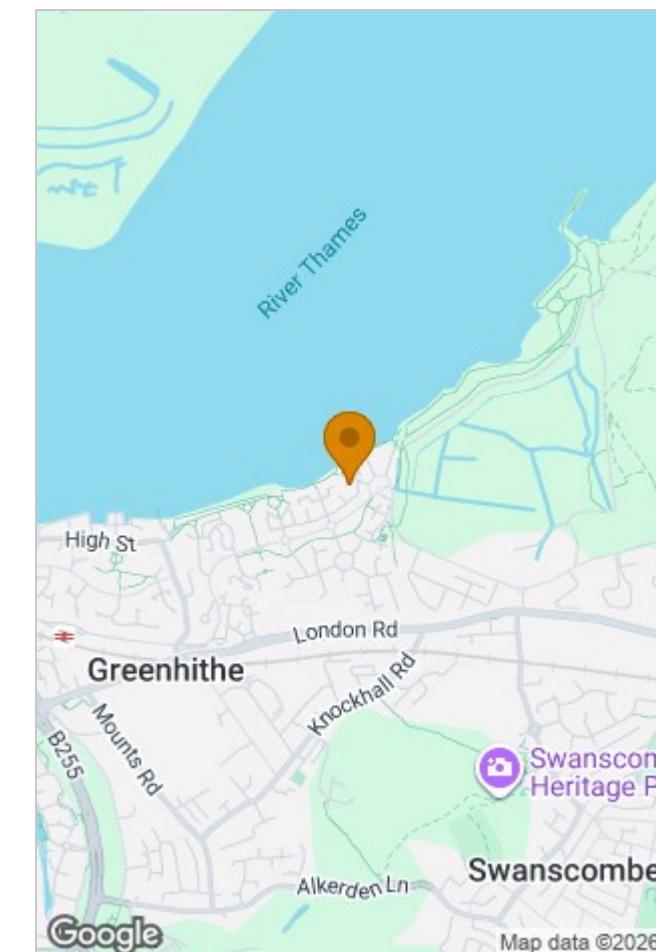
Tenure: Freehold

Council Tax: Band E

Directions



Floorplan In the process of being prepared



Viewing

Please contact The Homes Group Office on 01322 875000
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.