



Carlton Avenue, Greenhithe, DA9 9DR
Guide price £375,000 Freehold

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Guide Price £375,000 - £400,000. The Homes Group are delighted to offer to the market this three double bedroom, semi-detached family home with an 80' rear garden, a driveway for up to four cars and is offered with no chain.

The enclosed porch to the front provides access to the hallway that leads into both the Kitchen/Diner and Living room plus stairs up to the first floor. The 17' x 11'5 living room has double doors to the rear that open into the 18'4 x 8'9 conservatory that runs along the back of the house overlooking the rear garden. The 17' x 11'9 kitchen/diner is also accessible from the conservatory and has a breakfast bar area. There is also a cloakroom on the ground floor to the rear.

On the first floor there are three double bedrooms and a bathroom.

To the rear is the 80' x 30' garden with large patio area and large storage shed which measures 18'8 x 16'6 at the widest points. The block paved driveway to the front provides parking for at least four cars and provides side access to the rear garden.

Enclosed Porch

Hall

Living Room

17' x 11'5 (5.18m x 3.48m)

Kitchen/Diner

17' x 11'9 (5.18m x 3.58m)

Ground Floor Cloakroom

Conservatory

18'4 x 8'9 (5.59m x 2.67m)

Landing

Bedroom One

12' x 11' to wardrobes (3.66m x 3.35m to wardrobes)

Bedroom Two

11'3 x 9' (3.43m x 2.74m)

Bedroom Three

8'3 x 8' (2.51m x 2.44m)

Bathroom

7'8 x 4'6 (2.34m x 1.37m)

Rear Garden

80' x 30' (24.38m x 9.14m)

Driveway to Front

Tenure - Freehold

Council Tax Band C





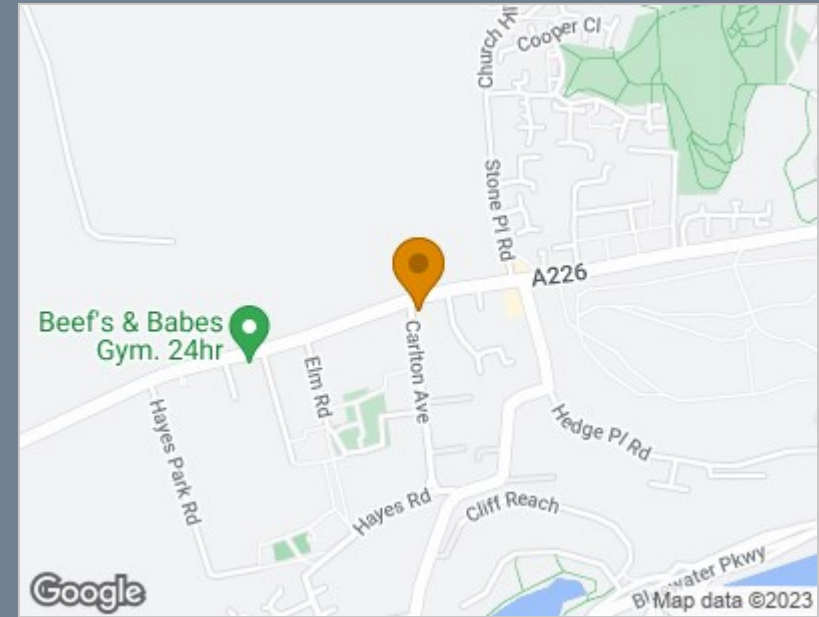
Ground Floor
Approx. 61.1 sq. metres (658.1 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 103.9 sq. metres (1118.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.

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