



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

 3  1  2  D

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 forward 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**





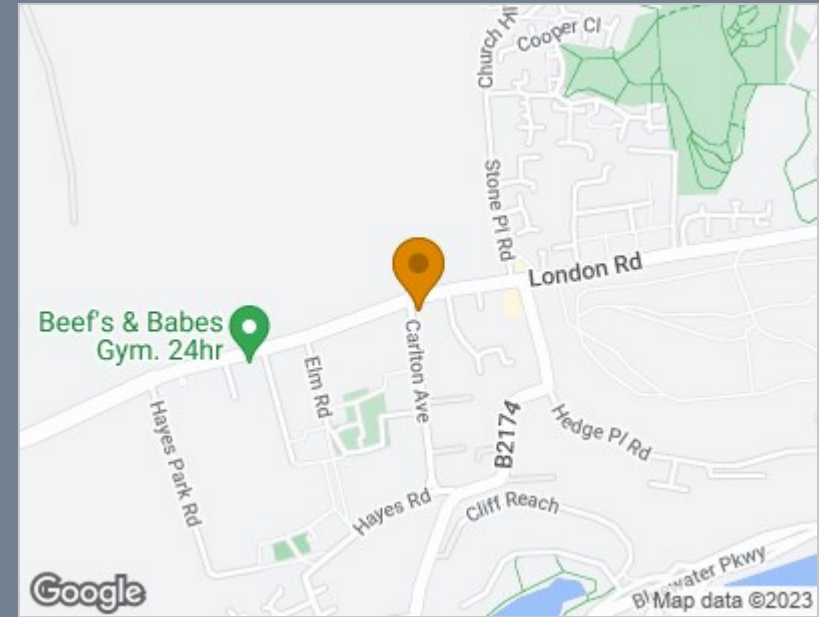
**Ground Floor**  
Approx. 61.1 sq. metres (658.1 sq. feet)



**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			
<b>England &amp; Wales</b>	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.