



Mercer Avenue | Castle Hill, Ebbsfleet Valley, DA10 1BR



Guide Price £425,000 to £450,000 Freehold

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## Mercer Avenue, Castle Hill

Robinson Jackson are delighted to present this three bedroom semi detached home situated on the sought after Castle Hill development, within walking distance from Cherry Orchard Primary school, local Co-op and amenities. If open green space is something you like, then its plentiful within Ebbsfleet Garden City with play areas and tennis courts in close proximity! Those looking to commute to London, Ebbsfleet International station can get you to St Pancras in under 20 minutes!! This home boasts a substantial size main bedroom with ensuite and two additional double bedrooms. The garden has a cabin with power and light which is ideal for anyone working from home. Off street parking is well catered for with a covered car port to side. Call our Robinson Jackson team to arrange your viewing.

### Property Features

- Three Double Bedrooms
- En-Suite to Master Bedroom
- South Facing Garden
- Garden Room
- Driveway



## Interior

**Entrance Hall** Composite entrance door. Tiled floor. Radiator.

**Living Room** 4.5m x 3.63m (14'9" x 11'11") Double glazed window to front. Under stair storage. Radiator. Feature lighting. Laminate flooring.

**Cloakroom** 1.3m x 1.12m (4'3" x 3'8") Low level WC. Pedestal wash hand basin. Radiator. Extractor fan. Part tiled walls. Tiled flooring.

**Kitchen/Dining Room** 3.63m x 2.34m (11'11" x 7'8") Double glazed window to rear. Double glazed patio doors to rear. Range of matching wall & base units incorporating a sink with complementary work surfaces. Integrated gas hob and electric oven. Plumbed for washing machine. Space for fridge freezer & dishwasher. Radiator. Cupboard housing boiler. Tiled flooring.

**Landing** Radiator. Stairs to 2nd floor. Carpet.

**Bedroom Two** 3.63m x 3.2m (11'11" x 10'6") Two double glazed windows to front. Built-in wardrobes & storage. Radiator. Laminate flooring.

**Bedroom Three** 3.63m x 2.72m (11'11" x 8'11") Double glazed window to rear. Radiator. Laminate flooring.

**Bathroom** 2.41m x 1.7m (7'11" x 5'7") Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Radiator. Feature lighting. Part tiled walls. Tiled flooring.

**Landing** Carpet.

**Master Bedroom** 5.16m x 3.6m x 2.6m (16'11" x 11'10" x 8'6") Double glazed window to front. Fitted wardrobes & storage. Access to loft. Radiator. Carpet.

**Ensuite Shower Room** 3.4m x 1.55m (11'2" x 5'1") Low level WC. Pedestal wash hand basin. Shower cubicle. Radiator. Storage cupboard. Part tiled walls. Tiled floor.





## Exterior

Private driveway with covered car port.

Rear Garden: Paved area. Laid to lawn. Timber shed. Side access.

Outside tap.

Timber outbuilding: Double glazed windows and door. Spotlights.

Laminate flooring.

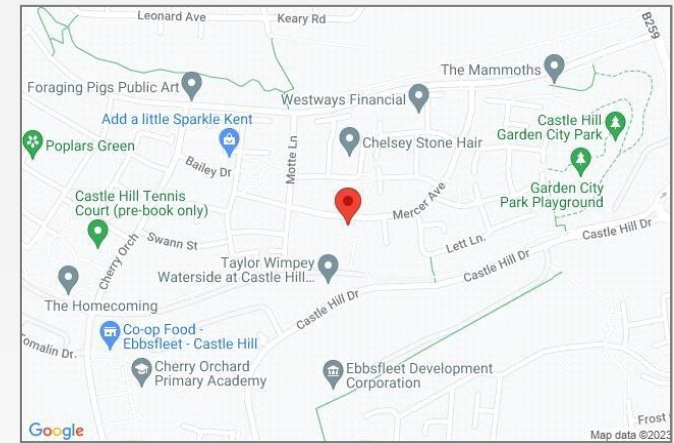
## Additional Information

Dartford Borough Council - Tax Band E

Total floor area: 86 sq. metres

## Property Location

Mercer Avenue, Castle Hill, Ebbsfleet Valley, DA10 1BR



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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