

Calcroft Avenue | Greenhithe, Kent, DA9 9XE













# Calcroft Avenue, Greenhithe

Robinson Jackson are delighted to present this delightful 'CHAIN FREE' three-bedroom detached home situated on the sought after Ingress Park development in Greenhithe. The property comes with 15'....

## **Property Features**

- Council Tax: E
- EPC Rating: D
- CHAIN FREE
- Award winning Ingress Park development
- Separate lounge to kitchen and dining area
- · Garage for off street parking
- 'Detached'
- Within easy reach of Bluewater and Greenhithe station









### **Interior**

**Lounge** 4.72m x 2.67m (15'6" x 8'9") Double glazed window to front. Double glazed door to garden. Radiator. Laminate flooring.

**Dining Room** 2.9m x 2.26m (9'6" x 7'5") Double glazed window to front. Laminate flooring.

**Kitchen** 2.87m x 2.34m (9'5" x 7'8") Double glazed window to rear. Range of matching wall and base units with complimentary work surface over. Stainless steel sink with drainer. Integrated electric oven, gas hob and extractor. Integrated dishwasher. Plumbed for washing machine. Tiled flooring.

Landing Double glazed window to rear. Carpet. Loft access.

**Bedroom One** 4.75m x 2.92m (15'7" x 9'7") Double glazed window to front. Double glazed window to rear. Built in wardrobes. Radiator. Carpet.

**Bedroom Two** 2.51m x 2.46m (8'3" x 8'1") Double glazed window to front. Radiator. Laminate flooring.

**Bedroom Three** 2.7m x 2.16m (8'10" x 7'1") Double glazed window to rear. Radiator. Laminate flooring.

**Bathroom** 2m x 1.88m (6'7" x 6'2") Double glazed frosted window to front. Low level WC. Pedestal wash hand basin. Panelled bath with mixer taps and shower attachment. Laminate flooring.









## **Property Location**

Calcroft Avenue, Greenhithe, Kent, DA9 9XE





## **Additional Information**

Dartford Borough Council - Tax Band E

Total floor area: 75 sq. metres

#### **Exterior**

Rear Garden: 40ft x 25ft. Mainly laid to lawn. Paved area. Side gated access.

Detached garage: 19'5 x 10'5. Leads to pergola with area for

additional parking



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.