



Mercer Avenue

Castle Hill | Ebbsfleet Valley | DA10 1BR



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Guide Price £450,000 to £475,000

Freehold

Robinson Jackson are delighted to offer this versatile 3/4 bedroom 'semi-detached' family home situated on the highly sought-after Castle Hill development. The property is ideally situated, away from passing traffic, as well as being well located for the 'Outstanding' OFSTED rated Cherry Orchard Primary Academy. The property comes with off-street parking and has been tastefully updated by the current owners. The property is also versatile in that it could be used as 3 large double bedrooms and two receptions or four large double bedrooms and one reception, dependent on your family needs. Among the other benefits this property offers a separate home office/study space which would be a great space for those working from home. Castle Hill is situated within the growing Ebbsfleet Garden City area and is within easy reach of the high speed Ebbsfleet International station, A2, Bluewater shopping centre and FastTrack bus link. In our opinion an ideal family home.

Benefitting from:

- Versatile Living Accommodation
- Modern Decor Throughout
- Home Office/Study
- Off-Street Parking & Garage
- Semi-Detached
- Close Proximity to Cherry Orchard Primary Academy
- Walking Distance to Ebbsfleet International Station



Accommodation

Entrance Hall

Cloakroom:

Study: Double glazed window to front. Radiator. Tiled flooring.

Kitchen/Diner: Kitchen Area: Double glazed window to side. Range of matching wall and base units with complimentary work surface over and breakfast bar. Stainless steel sink with drainer. Integrated electric oven, gas hob and extractor. Integrated fridge freezer. Spotlights. Tiled flooring.

Dining Area: Double glazed box bay windows to rear and double glazed doors leading to garden. Two radiators. Tiled flooring.

Landing: Radiator. Carpet.

Lounge: Two double glazed windows to rear. Two radiators. Carpet.

Bedroom Three: Two double glazed windows to front. Radiator. Carpet.

Bathroom: Low level WC. Vanity wash hand basin. Panelled bath with shower attachment. Part tiled walls. Spotlights. Tiled flooring.

Landing: Airing cupboard. Carpet.

Bedroom One: Two double glazed windows to rear. Fitted wardrobes. Radiator. Carpet.

Ensuite: Double glazed frosted window to side. Low level WC. Vanity wash hand basin. Shower cubicle. Part tiled walls. Spotlights. Tiled flooring.

Bedroom Two: Two double glazed window to front. Fitted wardrobes. Radiator. Carpet.





Exterior

Rear Garden: Artificial lawn. Patio area. Timber shed.

Outside tap. Side gated access.

Garage

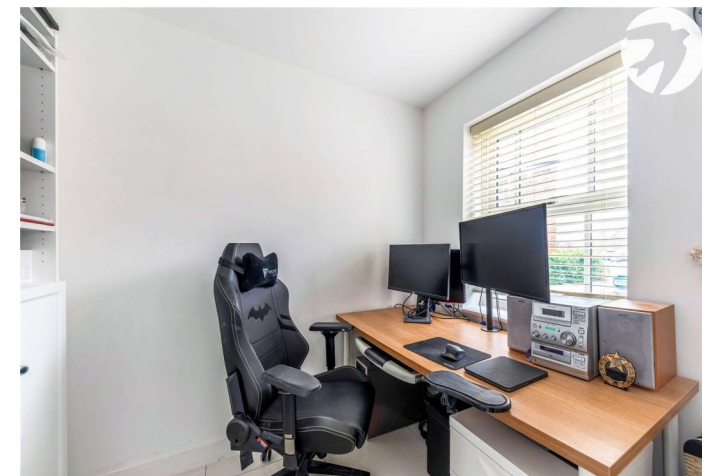
Driveway

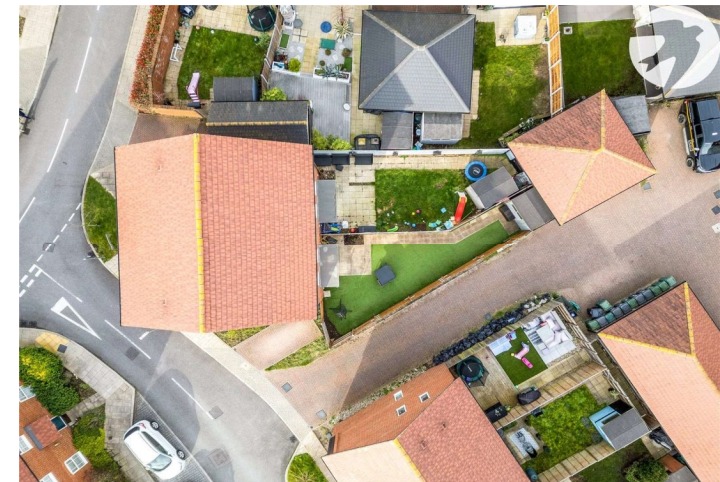
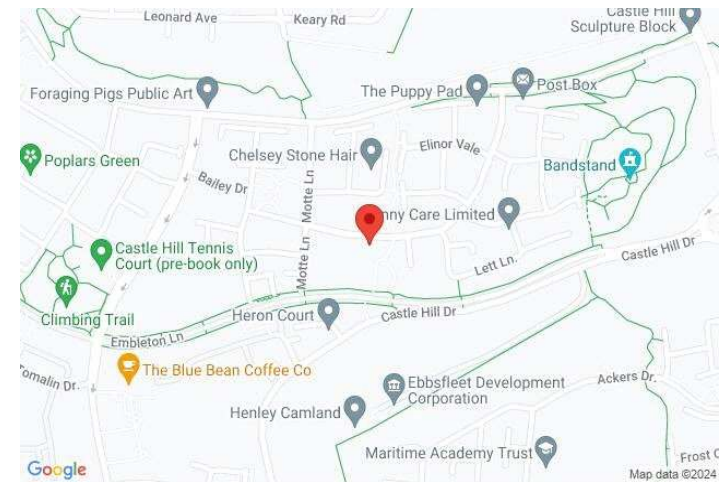
Additional Information

Dartford Borough Council - Tax Band E

Total floor area: 112 sq. metres

EPC Rating - B





Important Notice

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.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Robert Browning - Partner

01322 941333

Robinson Jackson
67 Cherry Orchard,
Castle Hill,
Ebbsfleet Garden City,
DA10 1AD

ebbsfleetgardencity@robinson-jackson.com

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