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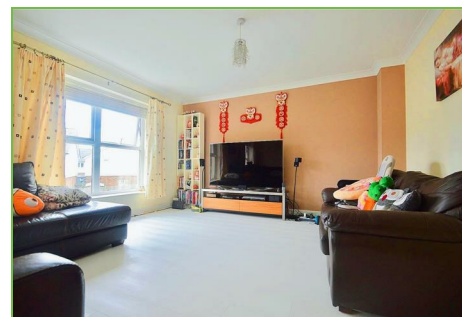
## **Carmichael Avenue, Greenhithe, DA9 9TD**

**Guide price £460,000**

GUIDE PRICE £460,000- £480,000. NO FORWARD CHAIN! We are pleased to bring to the market this 3 BEDROOM LINK-DETACHED TOWN HOUSE on the POPULAR DEVELOPMENT of Ingress Park. Downstairs comprises of a SPACIOUS KITCHEN/DINER and WC. On the first floor there is a LARGE LIVING ROOM, as well as the family bathroom and bedroom 2. Bedroom 3 and the Master bedroom are on the second floor, with the master bedroom also boasting an EN-SUITE. The property has AMPLE OUTDOOR SPACE, with 3 BALCONIES plus a rear GARDEN with both PATIO AND DECKED AREAS. There is also a GARAGE and driveway.

Situated on the sought after development of Ingress Park and just a 5 minute drive from Bluewater Shopping Centre. Also only a 9 minute drive to the high speed rail link at Ebbsfleet International, taking you to London in just 20 minutes. Greenhithe train station is a 10 minute walk away. Located on all main bus routes. Great links to the A2/M25. Close to all local amenities

Council tax band - E



9 Carmichael Avenue, Greenhithe, DA9 9TD

GROUND FLOOR

Kitchen/Diner

16'6 x 11'11 (5.03m x 3.63m)

WC

8'3 x 5'11 (2.51m x 1.80m)

FIRST FLOOR

Lounge

20'6 x 13'5 (6.25m x 4.09m)

Bathroom

6'9 x 5'8 (2.06m x 1.73m )

Bedroom 2

12'0 x 8'3 (3.66m x 2.51m)

SECOND FLOOR

Bedroom 3

11'11 x 8'3 (3.63m x 2.51m)

Master Bedroom

13'5 x 11'11 (4.09m x 3.63m)

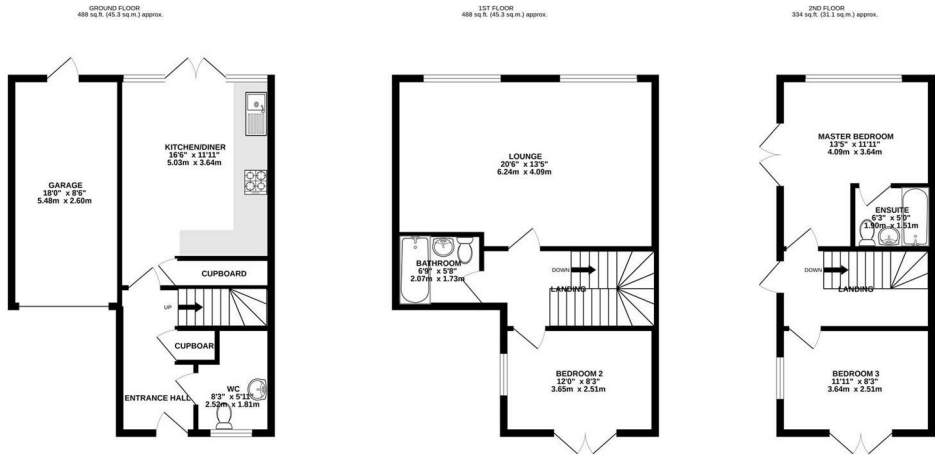
En-Suite

6'3 x 5'0 (1.91m x 1.52m)

EXTERNAL

Garage

18'0 x 8'6 (5.49m x 2.59m)



TOTAL FLOOR AREA : 1309 sq ft. (121.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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