



**46 Mercer Avenue, Ebbsfleet Valley, Swanscombe, Kent, DA10 1BR**  
**£750,000 Freehold**

## Description

Well presented Five Bedroom plus ground floor study/six bedroom Detached House has excellent room sizes. The main bedroom benefiting from a en-suite shower room. For the other bedrooms there is a modern family bathroom. There is a spacious lounge to the front and at the rear of the house you will find a open plan kitchen diner with bay window and bifold doors leading to the recently landscaped garden. Other benefits are ground floor WC, utility room and converted garage which is used as a gym also with bi-fold doors leading to the garden. The garden has two levels with artificial lawn, paved and decked areas. Use our online diary to request your viewing.

Located on the popular castle hill development, Within minutes to Ebbsfleet International Station which provides access to London within 17 minutes and Europe in only 70 minutes. The location has excellent road networks via the A2 and easy access to the M25. Cherry Orchard Primary Academy (Outstanding Ofsted Rating), Ebbsfleet Green Primary School (Good Ofsted Rating) also within walking distance. Mayfield Grammar school within an Outstanding rating is just over 2 miles away. Bluewater Shopping Centre is one of the largest in Europe and approximately miles away offering a fantastic choice of hundreds of stores and cafes, bars and restaurants, plus a cinema. Sainsbury's Superstore is only 0.8miles away. Shorne Woods Country Park are also a short drive away to enjoy the outdoors and ideal for dog walkers.

GROUND FLOOR  
895 sq.ft. (83.1 sq.m.) approx.

1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1600 sq.ft. (148.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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