

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - End Terrace

Price Guide

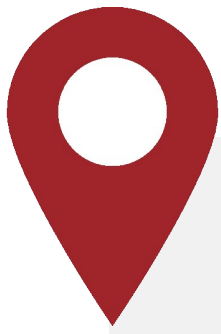
£600,000

Located in

Greenhithe



[www.livermores.co.uk](http://www.livermores.co.uk)



# 17 Bridge View

Greenhithe DA9 9GA



Nestled in the sought-after Ingress Park, Bridge View is a splendid end-terrace house that boasts an impressive 1,614 square feet of modern living space. This delightful property features four spacious bedrooms, including a main bedroom complete with a walk-in wardrobe and an en-suite bathroom, ensuring comfort and privacy.

One of the standout features of this home is its stunning river views of the Thames, which can be enjoyed from not one, but two balconies. Imagine sipping your morning coffee while taking in the serene waterside scenery. The modern interior is designed to cater to contemporary lifestyles, making it an ideal choice for families and professionals alike.

Location is key, and Bridge View excels in this regard. With Greenhithe Station just a short 10-minute walk or a quick 2-minute bus ride away, commuting to London Charing Cross and London Victoria is a breeze. The A2 motorway is conveniently located 2.5 miles from your doorstep, while the M25 and Dartford Crossing are less than 5 miles away, ensuring easy access for those who travel by car.

Families will appreciate the excellent selection of schools nearby, including Knockhall Primary and Ebbsfleet Academy, among others. For shopping and leisure, the renowned Bluewater Shopping Centre is merely a 5-minute drive away, offering a plethora of shops, restaurants, and entertainment options, including a cinema and various activities.

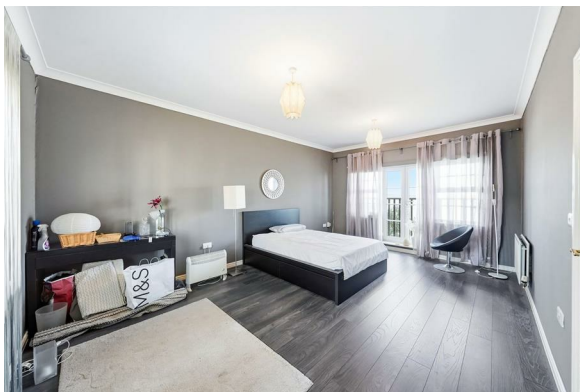
In summary, Bridge View is not just a house; it is a home that offers a perfect blend of modern living, stunning views, and a prime location. This property is an exceptional opportunity for those seeking a vibrant community with all the conveniences at their fingertips.





# 17 Bridge View

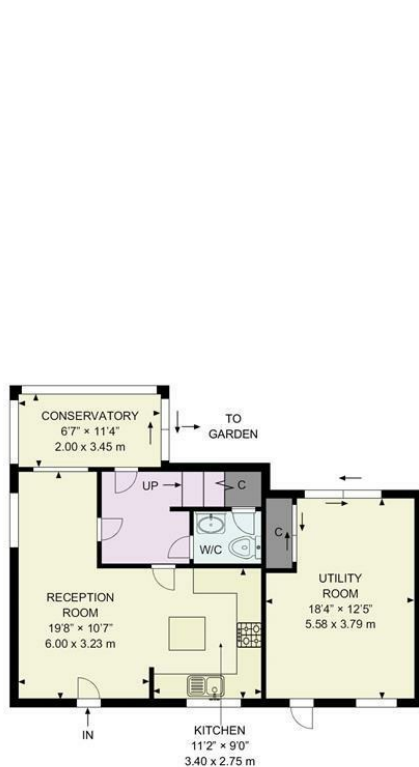
£600,000 Freehold



- GUIDE PRICE £600,000 - £625,000
- CHAIN FREE!
- OFF-STREET PARKING
- LARGE UTILITY SPACE
- SIMILAR PROPERTIES REQUIRED
- FOUR BEDROOMS
- BEAUTIFUL RIVER VIEWS
- CONSERVATORY
- LOCATED ON POPULAR INGRESS PARK DEVELOPMENT
- COUNCIL TAX BAND 'F', EPC RATING 'D'







Ground Floor



Second Floor



First Floor

#### BRIDGE VIEW GREENHITHE DA9

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate and should not be relied upon for valuation purposes or as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by airvideography.com

## Council Tax Band F

## Local Authority DARTFORD

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

1 Hythe Street

Dartford

Kent

DA1 1BE

**LIVERMORES**  
THE ESTATE AGENTS

dartford@livermores.co.uk

01322 228090

www.livermores.co.uk