



101, Knockhall Chase,
Greenhithe, DA9 9EW

£309,000



- Refurbishment opportunity
- 2 large Reception Rooms
- Ideal Family Home or BTL
- Three Bedrooms
- Popular Greenhithe Location
- Close to transport links



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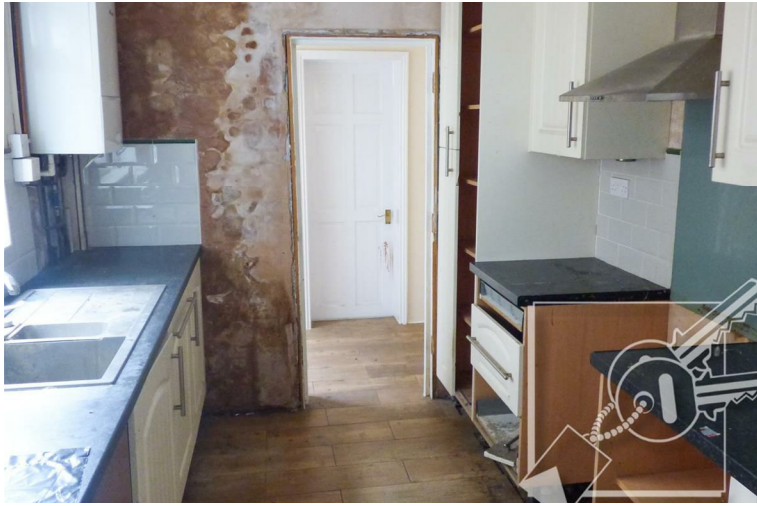


LOCATION DESCRIPTION

Knockhall Chase is a popular residential road situated just a short walk of Greenhithe Station. It is within the catchment area of local primary and secondary schools and there are local shops in the road where you can pick up your everyday essentials. Offering excellent transport links, making ideal for commuters - Ebbsfleet International railway Station is only 1.5 miles away and offers a high speed service to St Pancras, London in just 17 minutes. The A2 is in easy access and offers links on to the M25, M20 and M2. There are bus services and a commuter coach service which picks up on the main London Road, If you fancy some retail therapy, Bluewater Shopping Centre with its fantastic array of shops, entertainment, restaurants and cafe bars is within easy access.

PROPERTY DESCRIPTION

Are you looking for a renovation project that will become a wonderful family home? This generous property (89 sq m approx) in need of attention would be ideal - there are two large reception rooms and three bedrooms. There is rear access to the property and a small frontage that would also benefit from some work. Come and view to appreciate the size of the accommodation on offer here.



FRONTAGE

A small frontage that sets the property back from the footpath with small recess leading to the UPVC front door.

LOUNGE

3.33m x 4.01m (10'11" x 13'1")

Entrance leads directly into the large lounge with bay window to front, radiator and opening to staircase and to:

DINING ROOM

3.33m x 4.01m (10'11" x 13'1")

Another large room with opening to kitchen, understairs cupboard housing the gas, electricity meters and consumer unit. Window to rear, radiator.

KITCHEN

3.02m x 4.01m (9'10" x 13'1")

While there are some units in the kitchen we expect this to be changed by the next owner: It is a great size and there is currently plenty of worksurface, for the keen cooks and a window to the side above the sink/drainer. Entrance to:

LOBBY

A large space between the kitchen and bathroom, which could be used for storage or utility purposes.

BATHROOM

1.82m x 2.18m (5'11" x 7'1")

Located to the rear of the property with window to the garden, there is a white bathroom suite with close coupled wc, pedestal wash hand basin and bath with screen and shower over. Localised 'aqua board' to the walls.



FIRST FLOOR

Small landing at the top of the stairs leading to bedroom 1 at the front and a corridor leading to bedrooms 2 and 3.

BEDROOM ONE

3.33m x 4.01m (10'11" x 13'1")

A large bedroom at the front of the property with large bay window, exposed floorboards, radiator and feature fireplace.

BEDROOM TWO

2.34m x 3.01m (7'8" x 9'10")

The smallest of the three bedrooms, with a window to the rear, radiator.



BEDROOM THREE

4.47m x 2.44m (14'7" x 8'0")

A long spacious room to the rear with window overlooking the garden, double glazed window and radiator.

GARDEN

The garden requires clearance, but there is rear pedestrian access to a communal walkway to the rear of the terrace.

UTILITIES

Mains gas, electricity, water and drainage.





LOCAL AUTHORITY

Dartford Borough Council

Council tax band B - £1745.99 - 2025/2026

TENURE

Freehold

ESTIMATED BROADBAND SPEEDS

15MB/S Standard

81MB/S Superfast

1000 MB/S Ultrafast

SOURCE - SPRIFT



Energy Efficiency Rating

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

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