



Dawes Close, Greenhithe, DA9 9RA
Guide price £450,000 Freehold



Located on the popular Worcester Park development in Greenhithe is this extended and beautifully presented three bedroom semi-detached family home which has recently received planning permission for further extension to the side to provide an extra bedroom, bathroom, study and store room.

The accommodation comprises of an impressive 25' x 14'8 Kitchen/family room with Island unit and bi-fold doors to the garden, a 14'10 x 11'5 living room and a cloakroom on the ground floor. Upstairs there are three bedrooms and the family bathroom. The low maintenance garden to the rear has artificial lawn and there is parking to the front and side for two cars.

The house is situated in a quiet cul-de-sac on the development that is a moments walk to Worcester Park and play area plus it is 10 minutes walk to Greenhithe station and a 5 minute drive to Bluewater.

Entrance Hall

Ground Floor Cloakroom

Living Room

14'10 x 11'5 (4.52m x 3.48m)

Kitchen/Family Room

25' x 14'8 (7.62m x 4.47m)

Landing

9'6 x 8'2 (2.90m x 2.49m)

Bedroom One

11'6 x 8'10 (3.51m x 2.69m)

Bedroom Two

11'7 x 8'3 (3.53m x 2.51m)

Bedroom Three

8'6 x 5'10 (2.59m x 1.78m)

Bathroom

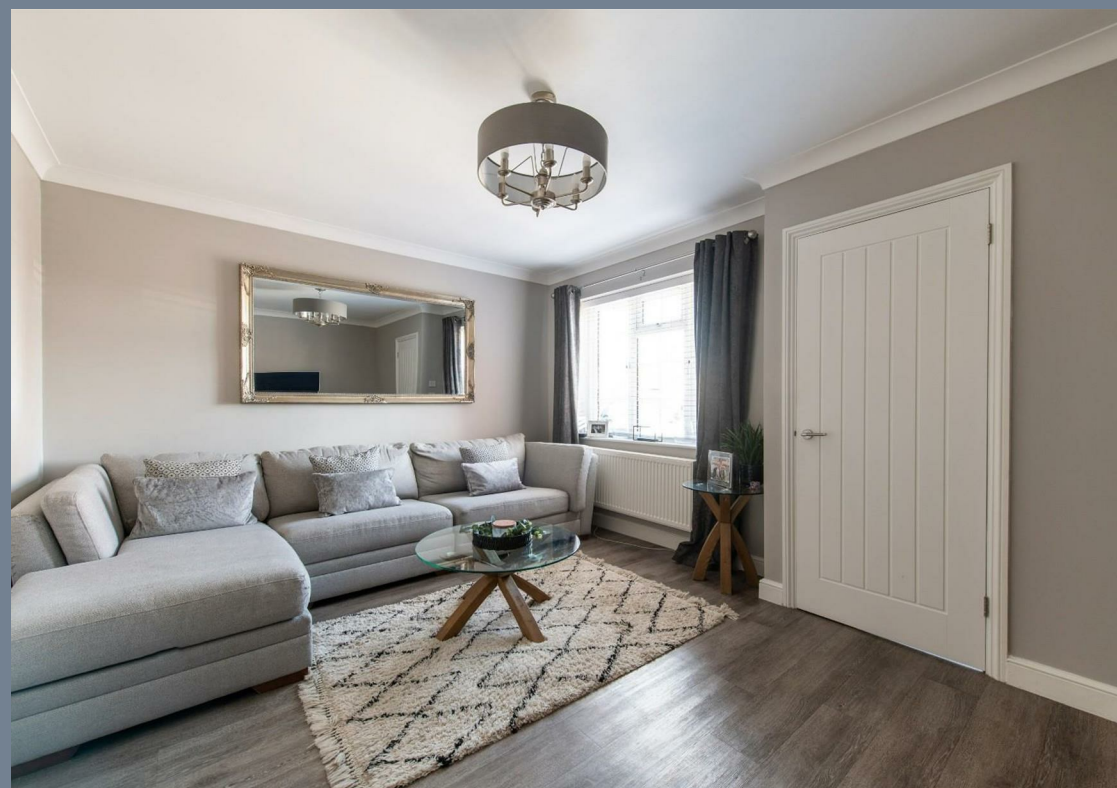
Rear Garden

Off Road Parking

Planning Permission

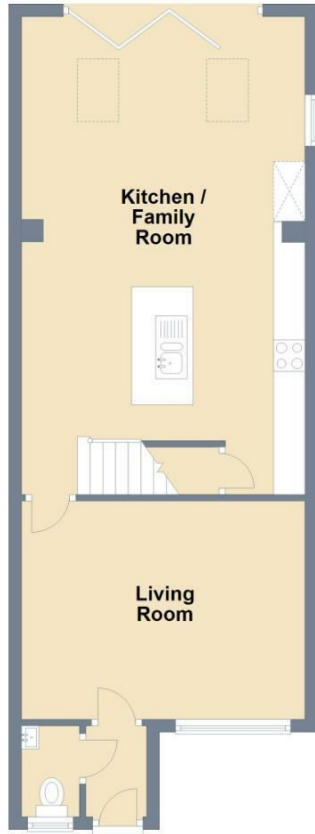
Tenure - Freehold

Council Tax Band D





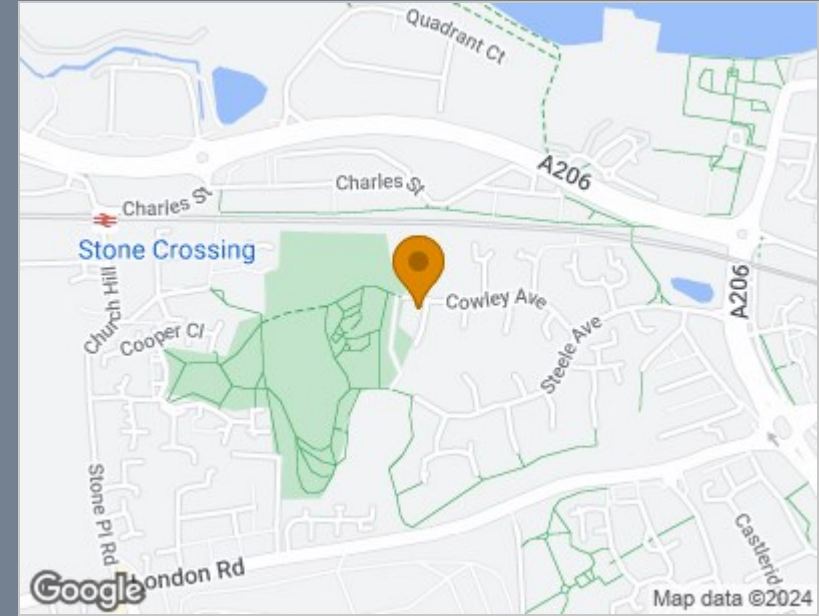
Ground Floor
Approx. 53.7 sq. metres (577.9 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 88.6 sq. metres (953.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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