



Knockhall Road, Greenhithe, DA9 9ES  
Guide price £375,000 - £400,000 Freehold



Guide Price £375,000 - £400,000. The Homes Group are delighted to offer to the market this three double bedroom, family size home, which benefits from two reception rooms, two WC's and a driveway for two cars, located within close proximity of Bluewater and Greenhithe Station.

The accommodation comprises of an enclosed porch, entrance hall, living room, separate dining room and kitchen on the ground floor. Upstairs there are three good size bedrooms a family bathroom and an additional WC. To the rear is a block paved courtyard style garden and there is a driveway to the front for two cars.

### Enclosed Porch

### Entrance Hall

### Living Room

12'7 x 12' (3.84m x 3.66m)

### Kitchen

10'10 x 8' (3.30m x 2.44m)

### Dining Room

10' x 9'10 (3.05m x 3.00m)

### Landing

### Bedroom One

14' x 12'8 (4.27m x 3.86m)

### Bedroom Two

10'3 x 10' (3.12m x 3.05m)

### Bedroom Three

12'7 x 8' (3.84m x 2.44m)

### Family Bathroom

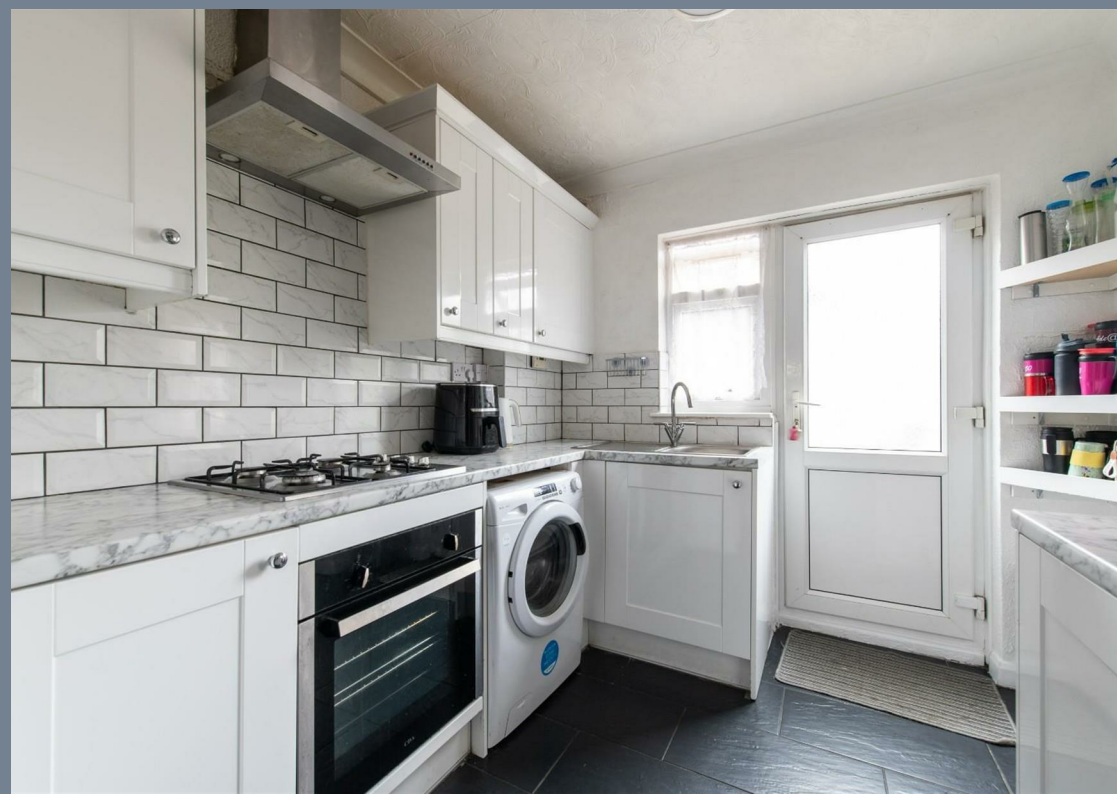
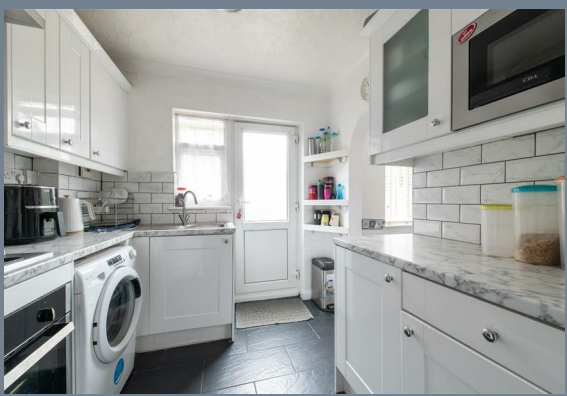
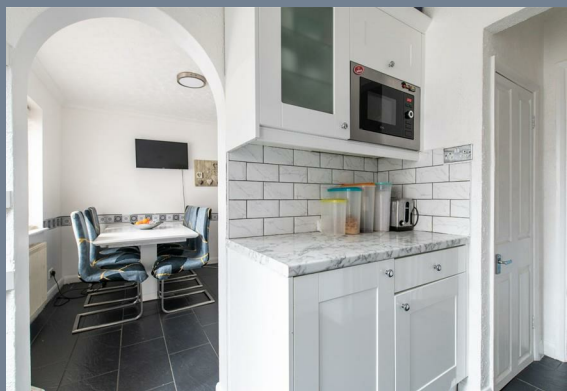
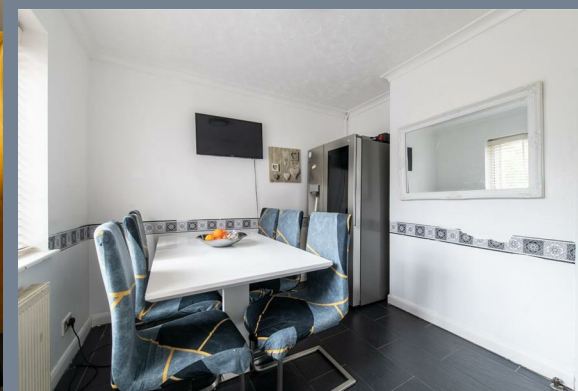
### Additional WC

### Rear Garden

### Driveway

### Tenure - Freehold

### Council Tax - Band C



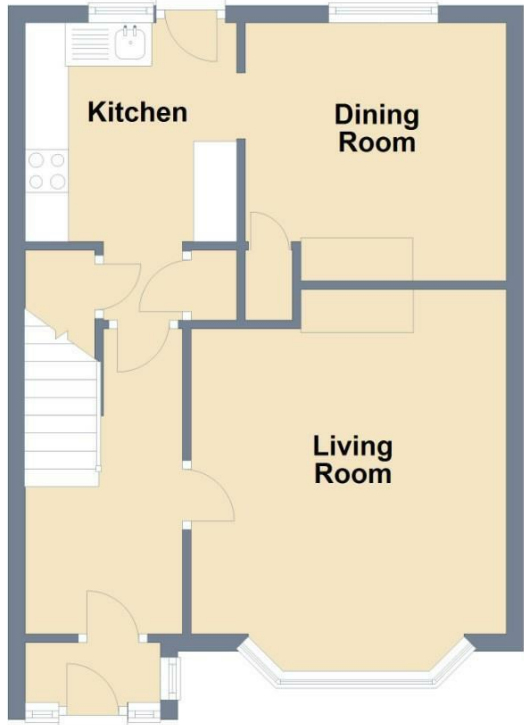






### Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 85.1 sq. metres (916.4 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>56</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	<b>56</b>
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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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