



Sara Crescent, Greenhithe, DA9 9NY
Guide price £500,000 - £550,000 Freehold

Guide Price \$500,000 - \$550,000 The Homes Group are delighted to offer to the market this beautifully presented four bedroom and river facing end-of terrace townhouse located in the sought after area of Greenhithe Village.

The property boasts views up and down the river including a great view of the sunsets over the Queen Elizabeth II Bridge to the front and is within close proximity of Greenhithe Station.

The accommodation comprises of a hallway, 14'5 x 12'10 kitchen/diner, a 12'7 x 6'4 conservatory, a 16'8 x 11' integral garage and a cloakroom on the ground floor. On the first floor there is a 16'6 x 14'9 living room with a 10' x 4' balcony to the front overlooking the River Thames, the third and fourth bedrooms and a separate shower room. On the top floor are two double bedrooms with the main having an en-suite shower room plus the family bathroom.

To the rear is a south facing garden with access to an additional parking space at the rear of the house. To the front is a driveway for at least one car.

Please note the house is located on a private road so is subject to a service charge - the current annual charge is \$450 - information to be verified by the sellers solicitor.

Entrance Hall

Kitchen/Diner

14'5 x 12'10 (4.39m x 3.91m)

Conservatory

12'7 x 6'4 (3.84m x 1.93m)

Ground Floor Cloakroom

Integral Garage

16'8 x 11' narrowing to 8' (5.08m x 3.35m narrowing to 2.44m)

First Floor Landing

Living Room

16'6 x 14'9 (5.03m x 4.50m)

Balcony to Front

10' x 4' (3.05m x 1.22m)

Bedroom Three

11'5 x 7'6 (3.48m x 2.29m)

Bedroom Four

10'3 narrowing to 7'1 x 6'10 (3.12m narrowinf to 2.16m x 2.08m)

Shower Room

Second Floor Landing

Bedroom One

14'7 x 12'1 (4.45m x 3.68m)

En-suite Shower Room

Bedroom Two

14'6 x 10'4 (4.42m x 3.15m)

Bathroom

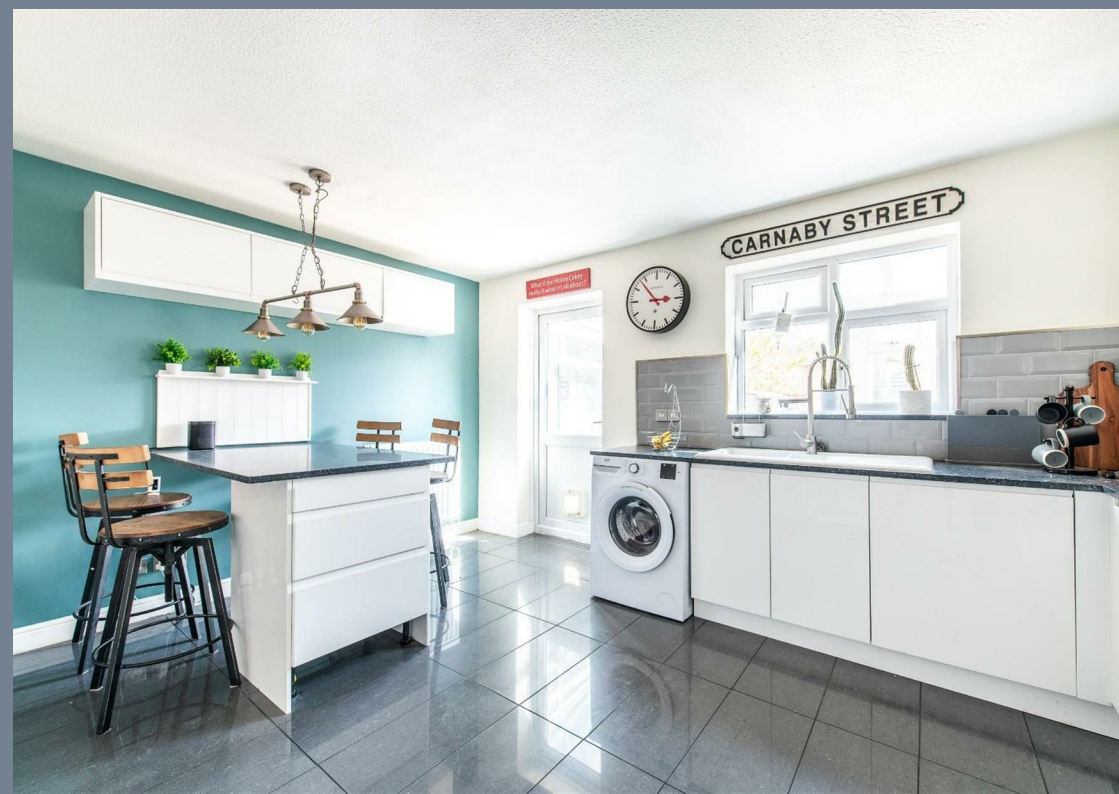
Rear Garden

Driveway to Front

Parking Space to Rear

Tenure - Freehold

Council Tax - Band F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	74	
(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	

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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