



THE
HOMES
GROUP



London Road, Greenhithe, DA9 9JW
Guide price £400,000 - £425,000 Freehold

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The Homes Group are delighted to offer to the market this superb example of an Edwardian Style family home situated within half a mile of Stone Crossing Station and within a 5 minute drive of Bluewater.

The accommodation comprises of a large entrance hall, a 15'7 x 11'10 living room, a large 18'10 x 12'2 kitchen/diner plus a 19'2 x 7'1 utility/garden room to the rear. On the first floor is the 15'7 x 11'2 main bedroom, an 12'4 x 11'2 second bedroom, a 9'3 x 7'3 third bedroom and an 8'1 x 7'3 family bathroom. Both the first and third bedrooms overlook a field to the front with horses in.

The garden to the rear is 50' long and has an area of lawn and a decked area at the end to enjoy the sunshine on.

Entrance Hall

14' x 6'3 (4.27m x 1.91m)

Living Room

15'7 into bay x 11'10 (4.75m into bay x 3.61m)

Kitchen/Diner

18'10 x 12'2 (5.74m x 3.71m)

Utility/Garden Room

19'2 x 7'1 (5.84m x 2.16m)

Landing

Bedroom One

15'7 into bay x 11'2 (4.75m into bay x 3.40m)

Bedroom Two

12'4 x 11'2 (3.76m x 3.40m)

Bedroom Three

9'3 x 7'5 (2.82m x 2.26m)

Bathroom

8'1 x 7'3 (2.46m x 2.21m)

Rear Garden

50' (15.24m)

Front Garden

Tenure - Freehold

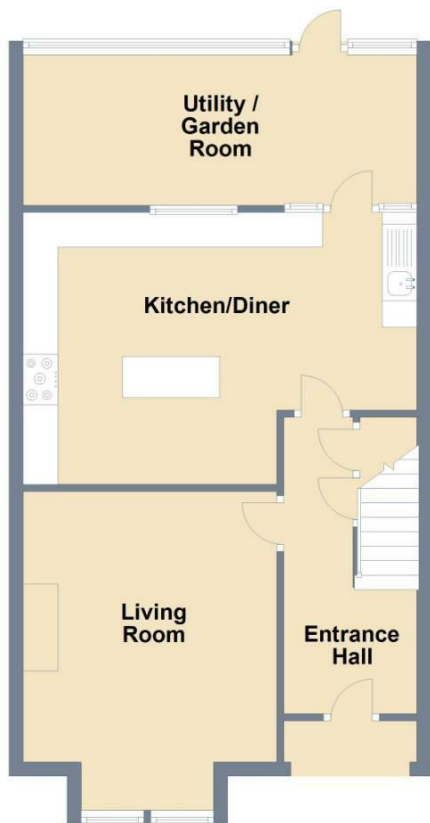
Council Tax Band - B





Ground Floor

Approx. 57.7 sq. metres (620.6 sq. feet)

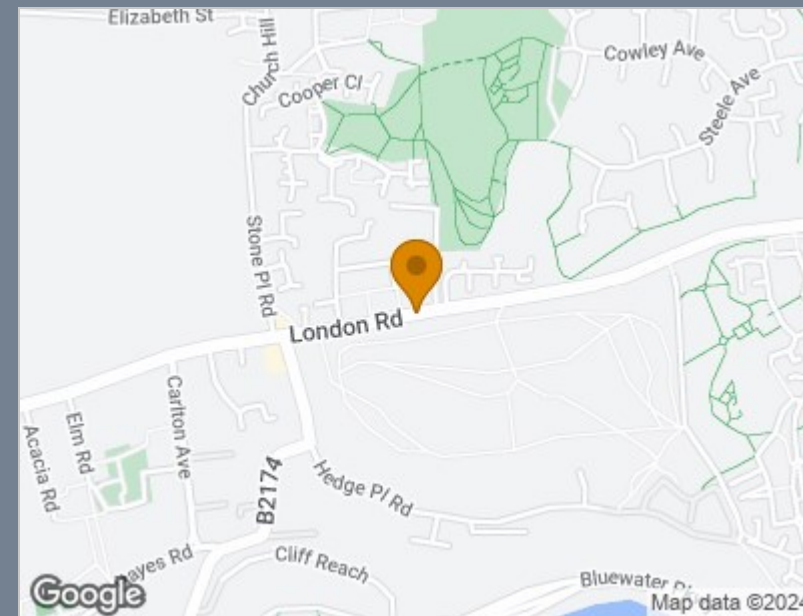


First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 103.8 sq. metres (1117.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		44	
(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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