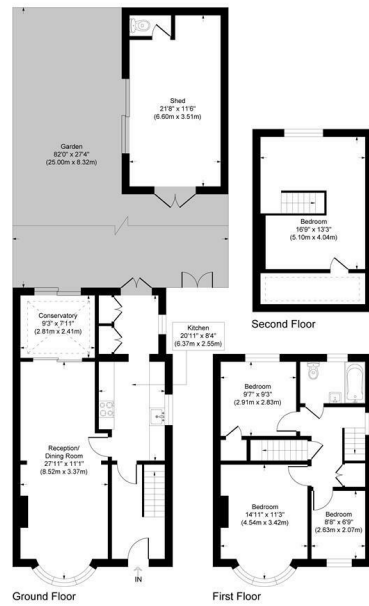


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	



### St James' Lane

Approximate Gross Internal Area  
 Ground Floor = 80.3 sq m / 865 sq ft  
 First Floor = 43.5 sq m / 469 sq ft  
 Second Floor = 20.6 sq m / 222 sq ft  
 Total = 144.4 sq m / 1556 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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ST. JAMES LANE  
 GREENHITHE DA9 9LG  
 Guide price £490,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Discover the perfect family home in Greenhithe! This impressive 4-bedroom semi-detached house is close to the renowned Bluewater shopping mall, offering a world of shops, restaurants, and bars right at your doorstep.

Situated near Stone Lodge Secondary School and St. Mary's Primary School, this location is perfect for families. The house has been thoughtfully extended to the rear and in the loft, providing ample space. The highlight is a spacious games room or family room, which could easily double as a work-from-home office as it boasts CAT6 for high speed internet.

Inside, the property is in lovely condition throughout, ready to welcome its new owners. With no chain ahead, you can make it your own with ease. Enjoy the convenience of a private driveway, a beautiful kitchen/diner with a utility area, and a charming conservatory behind the lounge. This house is a true gem – don't miss the opportunity to call it home!

The front and side has a driveway with side access and with the added bonus of a 7kw car charger.

4 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## ST. JAMES LANE

GREENHITHE DA9 9LG

- 4 BEDROOM SEMI DETACHED HOUSE
- SIDE ACCESS AND DRIVEWAY
- EXTENDED TO REAR AND IN LOFT
- STUNNING FAMILY/GAMES ROOM IN THE GARDEN WITH WC/CAT6 INTERNET
- CLOSE TO BLUEWATER SHOPPING MALL AND DARENT VALLEY HOSPITAL
- STONE LODGE SECONDARY SCHOOL NEARBY
- EPC- E
- 1556 SQ FT
- COUNCIL TAX BAND D
- 7kw CAR CHARGER

