

# LIVERMORES

THE ESTATE AGENTS

5 Bedrooms

House - Semi-Detached

Price Guide

£625,000

Located in

Greenhithe



[www.livermores.co.uk](http://www.livermores.co.uk)



# 28 Hedge Place Road

Greenhithe DA9 9JZ



GUIDE PRICE £625,000 TO £650,000... This stunning extended semi-detached home MEASURES AN IMPRESSIVE 1754 SQUARE FEET, and is perfect for a large family or those with older relatives who need accommodation on the ground floor with access to ensuite facilities. The flexible ability of this wonderful home is a major advantage to those extended families and comprises a large through lounge with access to a conservatory, excellent 2nd reception/bedroom linked to a utility room which was previously a bathroom and fitted kitchen to the ground floor. The first floor boasts FOUR DOUBLE BEDROOMS a single room currently used as an office, full bathroom, and separate shower room. Perfectly located for schools, local amenities including Darenth Valley Hospital, with excellent access to the M25, A2 and a short journey to BLUEWATER with it's excellent shopping facilities, bars restaurants and multiplex cinema. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS LARGER THAN AVERAGE FAMILY HOME.



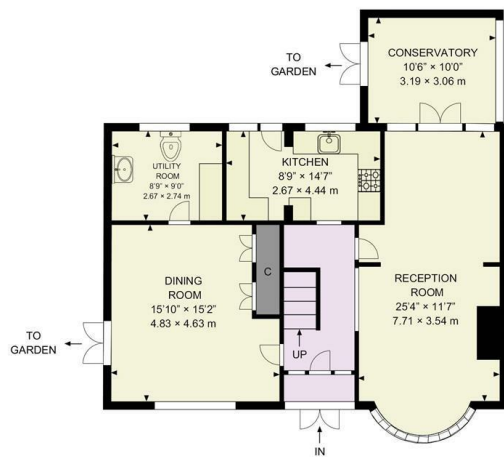
# 28 Hedge Place Road

£625,000 Freehold



- GUIDE PRICE £625,000 TO £650,000
- 5/6 BEDROOMS
- LARGE THROUGH LOUNGE
- LARGE CORNER PLOT
- FANTASTIC FAMILY HOME
- 1754 SQUARE FEET
- FULL BATHROOM + SHOWER ROOM
- SPACIOUS 2ND RECEPTION ROOM
- LARGE PRIVATE DRIVEWAY
- EPC RATING C COUNCIL TAX BAND D





Ground Floor



First Floor

HEDGE PLACE RD, DA9

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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Restricted head height below 1.5m / 5'0"

## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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