

LIVERMORES

THE ESTATE AGENTS

5 Bedrooms

House - Semi-Detached

Price Guide

£715,000

Located in

Greenhithe



www.livermores.co.uk

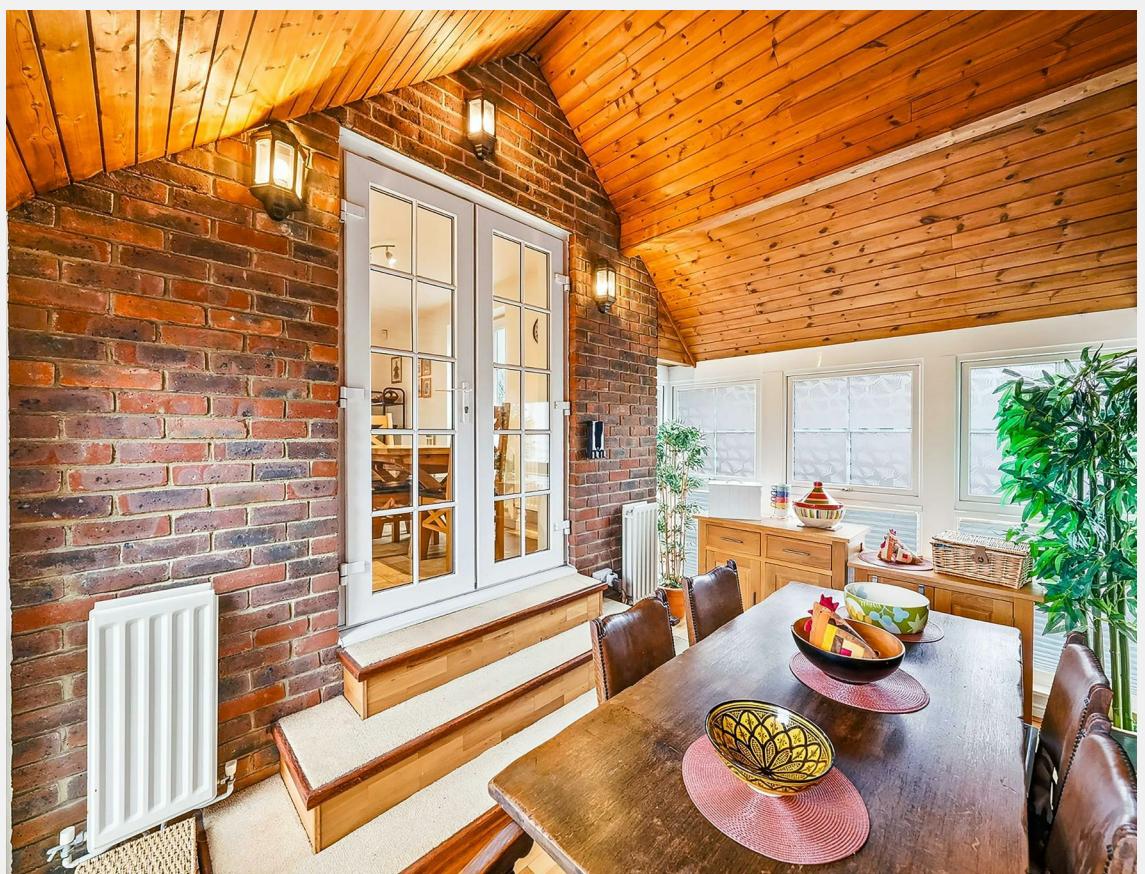


14 Hyndford Crescent

Greenhithe Kent DA9 9XB



This impressive family home measures an impressive 1,872 SQUARE FEET. Spread over three well-designed floors, the property boasts five generously sized bedrooms, including an ensuite shower room, ground floor shower room and family bathroom, ideal for a large family. The flexible accommodation comprises spacious entrance hall, 2 bedrooms and shower room to the ground floor. The first floor offers large reception room with access to an office/bedroom, from the main reception you walk through to a great kitchen/diner with steps down to a further reception. This mews style property is situated on the sought after INGRESS PARK DEVELOPMENT and is perfectly located for access to the M25, A2 with Bluewater just a short journey away with it's excellent shopping facilities, restaurants and multiplex cinema. Ideal for commuters with GREENHITHE STATION LESS THAN A MILES WALK, also with a LEASEHOLD garage and 2 allocated parking spaces, an internal viewing is highly recommended to fully appreciate not only the size but location.



14 Hyndford Crescent

£715,000 Freehold



- LARGE FAMILY HOME
- SET OVER 3 FLOORS
- 2 RECEPTION ROOMS
- 3 BATHROOMS
- SOUGHT AFTER LOCATION
- 1872 SQUARE FEET
- 5 BEDROOMS + STUDY
- KITCHEN/DINER
- 2 ALLOCATED SPACES + GARAGE
- EPC RATING C COUNCIL TAX BAND G





Ground Floor

First Floor

Second Floor

Outbuilding

HYNDFORD CRESCENT GREENHITHE KENT DA9

The plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. 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 given. All areas, measurements, wall thicknesses, and room dimensions are approximate and not be relied upon. The plan is not to be relied upon as the basis of any sale or letting. No guarantee is provided regarding the total area. All measurements are taken at the widest points, internally, with the first measurement referring to the vertical dimension. May not be to scale. Powered by www.begeography.com

Council Tax Band G

Local Authority Dartford

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) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (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 | | |

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