



Kingfisher Drive, Greenhithe, DA9 9RT  
Offers in excess of £500,000 .

The Homes Group are delighted to present to the market this spacious three double bedroom, three bathroom family home that is arranged over four floors and is located on a tree-lined crescent on the popular waterstone Park development in Greenhithe.

On the ground floor the accommodation comprises of a spacious hall way which leads into the modernised kitchen/diner which has roof windows and double doors leading out to the rear garden, a utility room, a cloakroom and the 32' tandem length garage.

On the first floor is another cloakroom and the impressive 35'5 x 20' multi-use living room which has a balcony with spiral staircase that leads down into the garden. On the second floor is the 17'6 x 14'4 main bedroom with fitted wardrobes and en-suite shower room plus the 12'2 x 12' third bedroom and a family bathroom.

On the top floor is another impressive 16'4 x 14'4 bedroom with built in wardrobes and a large 11' x 8'9 en-suite shower room with a 6'8 x 5'7 storage room from the landing.

To the rear is the 35' x 25' south facing garden which has access into the 32' x 10' integral garage. To the front there are communal parking spaces and the owners park a car in front of their garage too.

#### **Entrance Hall**

#### **Ground Floor Cloakroom**

#### **Kitchen/Diner**

19'9 narrowing to 11'5 x 14'7 (6.02m narrowing to 3.48m x 4.45m)

#### **Utility Room**

7'4 x 4'9 (2.24m x 1.45m)

#### **Tandem Length Garage**

32' x 10' (9.75m x 3.05m)

#### **First Floor Landing**

#### **Living Room**

35'5 x 24'9 widest points (10.80m x 7.54m widest points)

#### **Balcony**

10'9 x 5' (3.28m x 1.52m)

#### **First Floor Cloakroom**

#### **Second Floor Landing**

#### **Bedroom One**

17'6 x 14'4 (5.33m x 4.37m)

#### **En-Suite Shower Room**

8'2 x 5'8 (2.49m x 1.73m)

#### **Bedroom Three**

12'2 x 12' (3.71m x 3.66m)

#### **Family Bathroom**

#### **Third Floor Landing**

#### **Bedroom Two**

16'4 x 14'4 (4.98m x 4.37m)

#### **En-Suite Shower Room**

11' x 8'9 (3.35m x 2.67m)

#### **Third Floor Landing Storage Cupboard**

6'8 x 5'7 (2.03m x 1.70m)

#### **Rear Garden**

35' x 25' (10.67m x 7.62m)







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 81        |
| (69-80) C                                   | 71                      |           |
| (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 our 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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