



Greenwood Road

Joydens Wood

Guide Price

£475,000 to £500,000

Situated on a small and rarely available road in Joydens Wood is this 3 bedroom semi-detached house, occupying a wider than average plot with long-spanning views to the rear.

The property is well presented although will require modernisation and updating throughout, offering the next owner the opportunity to settle in the home before beginning the renovation project.

The accommodation comprises three bedrooms, bathroom, living room, dining room and kitchen, whilst an extension behind the garage provides a ground floor WC and boot room.

The wider plot offers excellent potential to extend to both the side and rear (STPP) while retaining side access to the garden. Externally, front and rear gardens and a driveway.

There are only 9 properties on the road, with just 2 having come to the market in the past 25 years, making opportunities to purchase here particularly rare.

Offered with no onward chain, this is an opportunity to acquire a 3 bedroom house in a rarely available part of Joydens Wood with scope for modernisation and extension.





Bedrooms: | **Bathrooms:** | **Receptions:**
3 | 2 | 2

Property Type: Semi Detached House

Tenure: Freehold

Council Tax Band: E

Key Features

Wider Than Average Plot
Side Access
Potential to Extend: Side, Rear + Loft (STPP)
Rarely Available Road
No Onward Chain
Ground Floor Shower Room
Far Reaching Views to Rear
Shops, Schools & Busses, Walking Distance

Location

Joydens Wood offers an established residential setting with extensive woodland and convenient local amenities.

There are local shops and bus routes nearby, with over 300 acres of woodland managed by the Woodland Trust within easy reach.

The area is also well served by primary and secondary schools, with Wilmington Grammar Schools nearby, together with convenient access to Dartford, Bexley and the wider road network.





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ESTATES

These particulars are intended as a helpful guide to the property and do not form part of any offer or contract. While every effort has been made to ensure the information is accurate at the time of publication, they are provided in good faith and should not be relied upon as statements of fact. All measurements, floorplans, photographs and descriptions are for guidance only and may not be exact. We recommend that buyers carry out their own inspections, surveys and legal enquiries to satisfy themselves in all respects before proceeding.

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