



High Street, Greenhithe, DA9 9NL
Greenhithe

Offers Over
£400,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

This charming and characterful two bedroom cottage, is located in the heart of Greenhithe village. It is offered to market with NO FORWARD CHAIN.

Set across three floors (four to include the cellar), the property boasts generous room proportions and is finished to a good standard, throughout.

The property sits within a conservation area and benefits from unrestricted, on-street, resident parking. There is further, resident permit parking, nearby.

Downstairs, the home offers a large, open plan living/dining arrangement. This boasts hard wood flooring, a large open fireplace with log-burner, an access hatch to a cellar/basement, and a tiled dining space to the rear. From here, there are French doors to a small, courtyard style garden.

There is a separate, modern fitted kitchen, with modern counter tops and integrated appliances.

To the first floor, there is a spacious double bedroom, again with large feature fireplace/chimney opening, a built-in storage cupboard, and access to a large, private roof terrace. The bathroom is also located on this floor, with shower attachment over bath, toilet and wash/hand basin.

Another spacious double bedroom completes the accommodation, located on the top floor, again with the same, feature fireplace/chimney opening.

Further benefits include mains gas central heating and a neutral finish, throughout. The property is also within close proximity to a pub (just opposite) and a children's play park.

The property is well located for the amenities within Greenhithe, namely the mainline train station, which offers frequent, direct services to London terminals. Bluewater Shopping Centre is also a short drive away, as are road links to the A2, M25, M2 and M20.

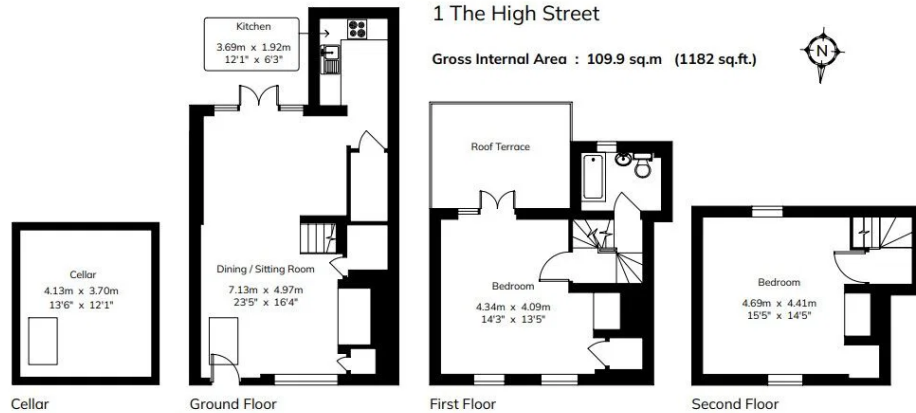
Tenure: Freehold

Council Tax Band: D









Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 