



Argles Close, Greenhithe, Kent, DA9

**Offers in excess of:
£400,000**

Argles Close, Greenhithe, Kent, DA9

Offered to the market with the benefit of no forward chain and located in a quiet cul-de-sac within the sought-after Worcester Park, Greenhithe, you'll find this well-presented, three bedroom, semi-detached home.

Just minutes from Greenhithe station, a short drive to Bluewater Shopping Centre, and with fantastic road links to the A2 and M25, this is a great opportunity for first time buyers, commuters, or young and growing families.

Recently refurbished by the existing owner, the home boasts generous proportions and is now a blank canvas for the new owners to make their own.

The property boasts ample off-road parking in the form of a garage, and a tandem driveway large enough to accommodate two vehicles.

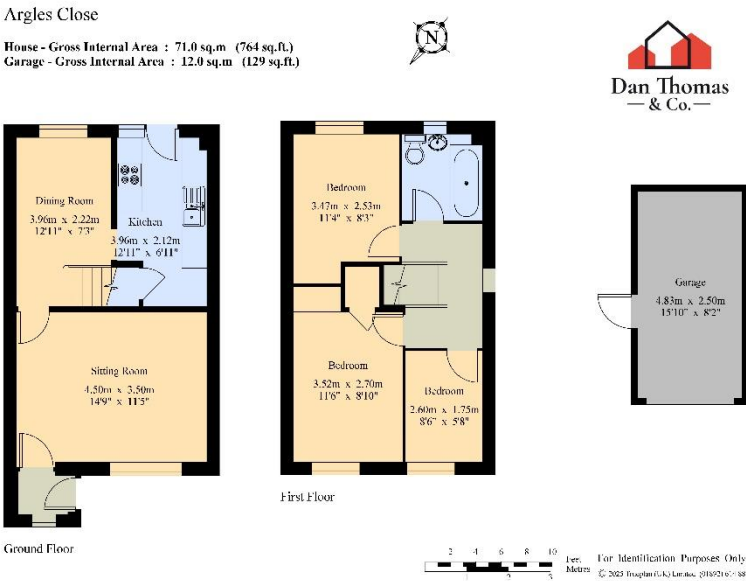
Downstairs, the home offers an entrance porch, which opens through to a bright and spacious lounge. Passing stairs to the right hand side, there is a dining room which connects well to the fitted kitchen. Here, there is great potential for a knock-through, to provide a more contemporary "open plan" feel. Alternatively, there is extension potential, subject to the necessary permissions but with a fine precedent already set by neighbours.

Upstairs, the property offers two double bedrooms. The master features large, floor-to-ceiling fitted wardrobes and an airing cupboard. Bedroom three is a traditionally smaller single and for those without children, this could make a perfect home-office or dressing room. A family-sized bathroom completes the accommodation, fully tiled and featuring shower-over-bath, toilet and wash/hand basin.

Further benefits include gas central heating, double glazing throughout and a loft space for storage.

Externally, the South-Easterly facing rear garden enjoys lots of daytime sunshine. This has been recently relandscaped and includes a patio, a newly laid lawn, a raised deck, and a slated bed to the rear on which could sit more garden furniture. Further benefits include a garden shed, a side/rear door to the garage, and a side access gate.

Tenure: Freehold
Council Tax Band: D









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dan Thomas & Co

Dan Thomas & Co
8A Station Road
Longfield
Kent
DA3 7QD

T: 01474 636300

E: info@danthomasandco.co.uk

www.danthomasandco.co.uk

Dan Thomas & Co Ltd. Registered in England and Wales - 12734131
Registered Office: 8A Station Road, Longfield, Kent, DA3 7QD

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.