

# 53 Reed Court

Greenhithe DA9 9FL

## Guide Price £400,000

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CHAIN FREE. Guide price £400,000 to £450,000.
Nestled in the sought-after area of Greenhithe, this modern terraced house at Reed Court presents an excellent opportunity for those seeking a comfortable family home. Offered to the market with no forward chain, this property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. Upon entering, you are greeted by a welcoming entrance area that leads to a convenient cloakroom. The ground floor features two spacious reception rooms, providing ample space for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, perfect for preparing meals and enjoying family gatherings. As you ascend to the first floor, you will find three inviting bedrooms, with an en-suite to the master, plus family bathroom. The additional bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office. Externally, the property offers a delightful rear garden, ideal for outdoor activities or simply enjoying the fresh air. There is a garage to the rear and driveway at the front providing parking for one vehicle, a valuable asset in this popular area. With an EPC rating of C and a council tax band of D, this home is not only appealing but also efficient. This property is a fantastic find in Greenhithe, combining modern living with practicality. Greenhithe is a small town in Kent that sits beside the River Thames. What was once a quiet residential area, is now a buzzing town as over the last 20 years the Bluewater shopping centre and High Speed 1 train service have provided a major boost to the area. Do not miss the chance to make this lovely house your new home. £300-£370 per year freehold service charge, £10 per year ground rent and £135 per year service charge covering the parking area and garage (garage is leasehold)







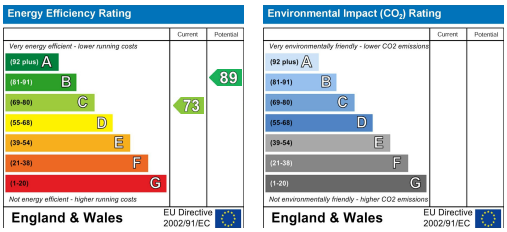
## Area Map




## Floor Plans




## Energy Efficiency Graph




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159 High Street, Strood, Rochester, Kent, ME2 4TH
Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk https://www.medwaymortgageshop.co.uk