



Vaughan Avenue, Ingress Park, Greenhithe, DA9 9UU
Guide price £350,000 - £375,000 Freehold

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Guide Price £350,000 - £375,000 The Homes Group are delighted to present to the market this two double bedroom two bathroom end of terrace house set within the popular Ingress Park development. The home is well presented and offers bright & airy accommodation with a rear garden that enjoys afternoon sun - perfect place for a relaxing drink after work. Located within a short stroll from the riverfront, marshes and bus stops with Greenhithe Station, Village & Asda supermarket around a 15 minute walk. Internally the home offers: entrance hall, cloakroom, open plan living room/kitchen, master bedroom with built-in double wardrobes, en-suite shower room, 2nd bedroom and family bathroom. Externally is a minimal maintenance 35' rear garden and allocated parking space to the front.

Please Note: The home is subject to the following annual charges:
Ingress Park Open Spaces: £371
Ingress Park Accessways: £132.86
Details to be confirmed by sellers solicitor.

Entrance Hall
8'11 x 3'9 (2.72m x 1.14m)

Cloakroom
5'10 x 3'7 (1.78m x 1.09m)

Open Plan Living/Dining Area
15'10 x 12'8 (4.83m x 3.86m)

Open Plan Kitchen Area
9'4 x 7'8 (2.84m x 2.34m)

Landing

Bedroom One
10'1 x 9'6 (3.07m x 2.90m)

En-Suite Shower Room

Bedroom Two
9'8 x 8'5 (2.95m x 2.57m)

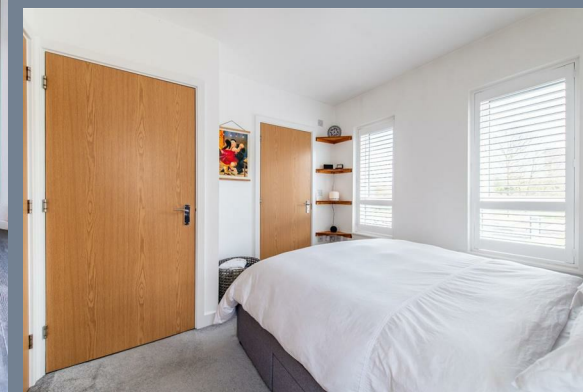
Bathroom
7' x 5'6 (2.13m x 1.68m)

Garden
35' (10.67m)

Allocated Parking Space

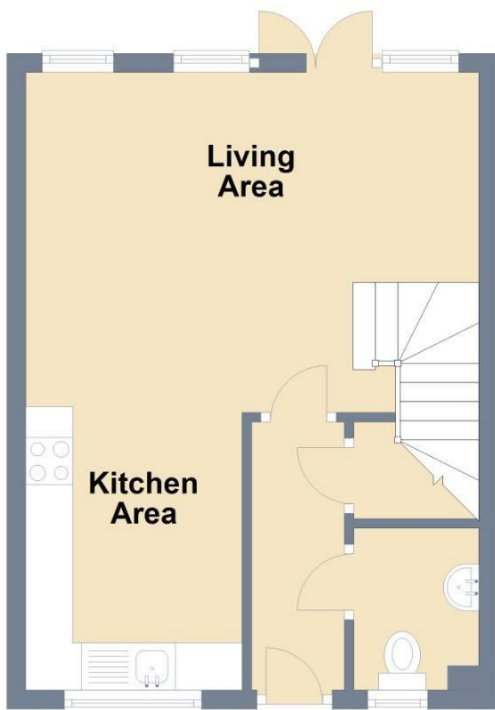
Tenure: Freehold

Council Tax: Band D





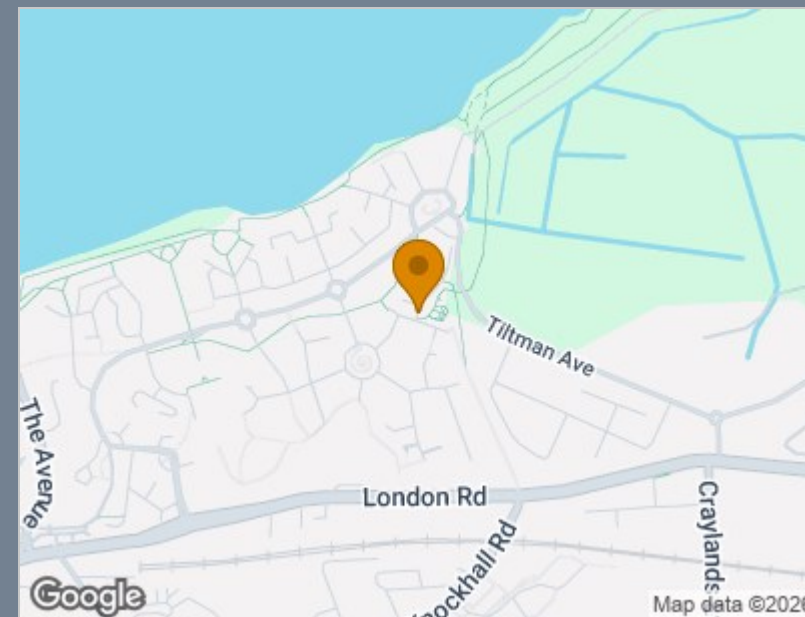
Ground Floor



First Floor



Total area: approx. 63.2 sq. metres (680.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact 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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