



Duncannon Place, Greenhithe, DA9 9FW  
Guide price £375,000 Freehold

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The Homes Group are delighted to offer to the market this three bedroom family home situated on the popular Ingress Park development in Greenhithe which is offered with no forward chain.

The accommodation comprises of an 18' x 15'7 living room, an 11'5 x 8'4 kitchen, ground floor cloakroom, a 15'9 x 9'6 main bedroom, a 13'8 x 7'10 second bedroom and a 9'9 x 7'5 third bedroom plus a first floor bathroom. There is a garden to the rear and a driveway to the front. The property is conveniently located 0.8 miles (walking distance) from Greenhithe Station and is positioned at the end of a no through road opposite Vaughan Avenue Park.

Please note the property is subject to an annual service charge of £336. Details to be verified by sellers solicitor. test

#### Entrance Hall

#### Cloakroom

#### Kitchen

11'5 x 8'4 (3.48m x 2.54m)

#### Living/Dining Room

18' x 15'7 (5.49m x 4.75m)

#### Landing

#### Bedroom One

15'9 x 9'6 (4.80m x 2.90m)

#### Bedroom Two

13'8 x 7'10 (4.17m x 2.39m)

#### Bedroom Three

9'9 x 7'5 (2.97m x 2.26m)

#### Bathroom

#### Rear Garden

#### Driveway

Tenure - Freehold

Council Tax - Band D







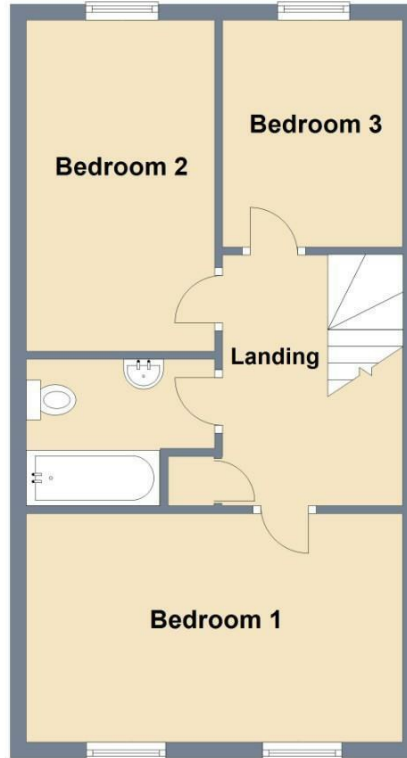
### Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)

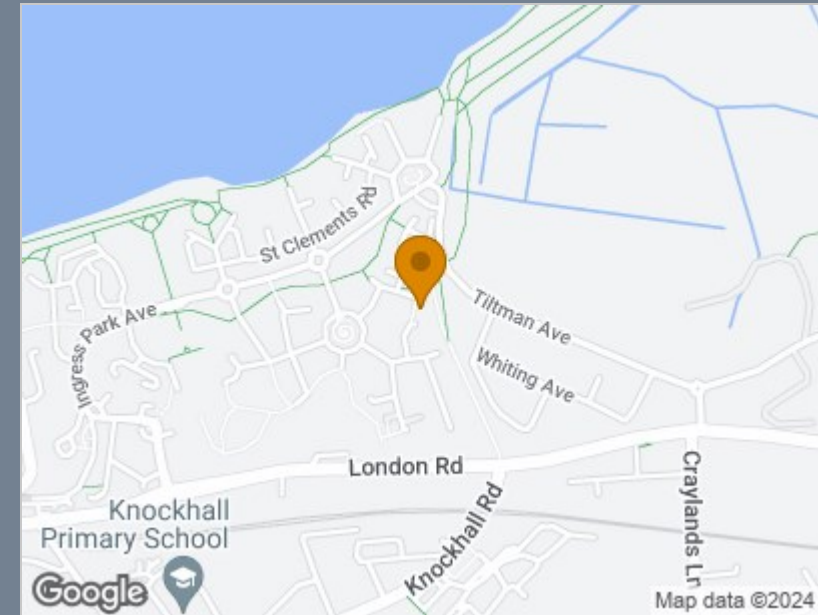


### First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 86.5 sq. metres (930.6 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 88        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| 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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