



Havelock Drive, Greenhithe, DA9 9XU
Guide price £450,000 Freehold

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The Homes Group are delighted to present to the market this modern three bedroom, two bathroom semi-detached house. Set within the sought after St Clements Lakes development ideally located for Bluewater & Greenhithe station. Accommodation includes, entrance hall, cloakroom, fitted kitchen, living/dining room with the three bedrooms, en-suite and family bathroom on the first floor. Externally the home benefits from front and rear gardens, garage and parking.

Please note this home is subject to a service charge, for the upkeep of the communal grounds & lakes, which we have been advised the latest charge for 2025 are £407.62. Details to be confirmed by sellers solicitor.

Entrance Hall

Cloakroom

Kitchen

12'11" x 9'9" (3.94m x 2.97m)

Living/Dining Room

18'8" x 9'8" x 16'7" (5.69m x 2.97m x 5.08m)

Landing

Master Bedroom

15'8" x 9'10" x 9'3" (4.80m x 3.00m x 2.82m)

En-Suite

Bedroom Two

15'5" x 9'10" x 9'1" (4.72m x 3.00m x 2.77m)

Bedroom Three

8'11" x 7' (2.72m x 2.13m)

Bathroom

7' x 6'6" (2.13m x 1.98m)

Garden

Garage

Driveway

Tenure: Freehold

Council Tax: Band E





Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)

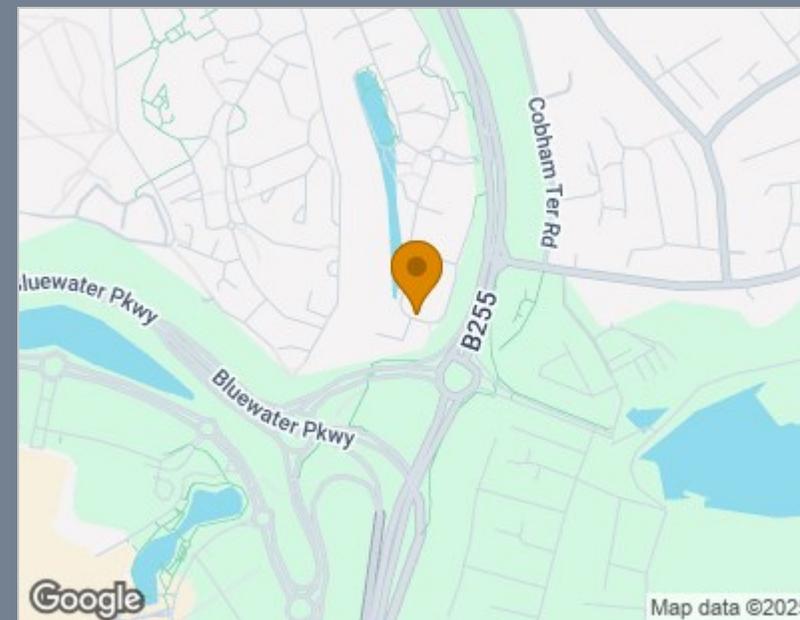


First Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 94.6 sq. metres (1018.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	89
(81-91) B			
(69-80) C			
(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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