

Knockhall Road, Greenhithe, DA9 9ES  
Offers in excess of £365,000 - £400,000 Freehold

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The Homes Group are delighted to offer to the market this three double bedroom, family size home, which benefits from two reception rooms, bathroom & additional WC on the first floor, located within close proximity of Bluewater and Greenhithe Station.

The accommodation comprises of an enclosed porch, entrance hall, living room, separate dining room and kitchen on the ground floor. Upstairs there are three good size bedrooms a family bathroom and an additional WC. To the rear is a block paved courtyard style garden.

### **Enclosed Porch**

### **Entrance Hall**

### **Living Room**

12'7 x 12' (3.84m x 3.66m)

### **Kitchen**

10'10 x 8' (3.30m x 2.44m)

### **Dining Room**

10' x 9'10 (3.05m x 3.00m)

### **Landing**

### **Bedroom One**

14' x 12'8 (4.27m x 3.86m)

### **Bedroom Two**

10'3 x 10' (3.12m x 3.05m)

### **Bedroom Three**

12'7 x 8' (3.84m x 2.44m)

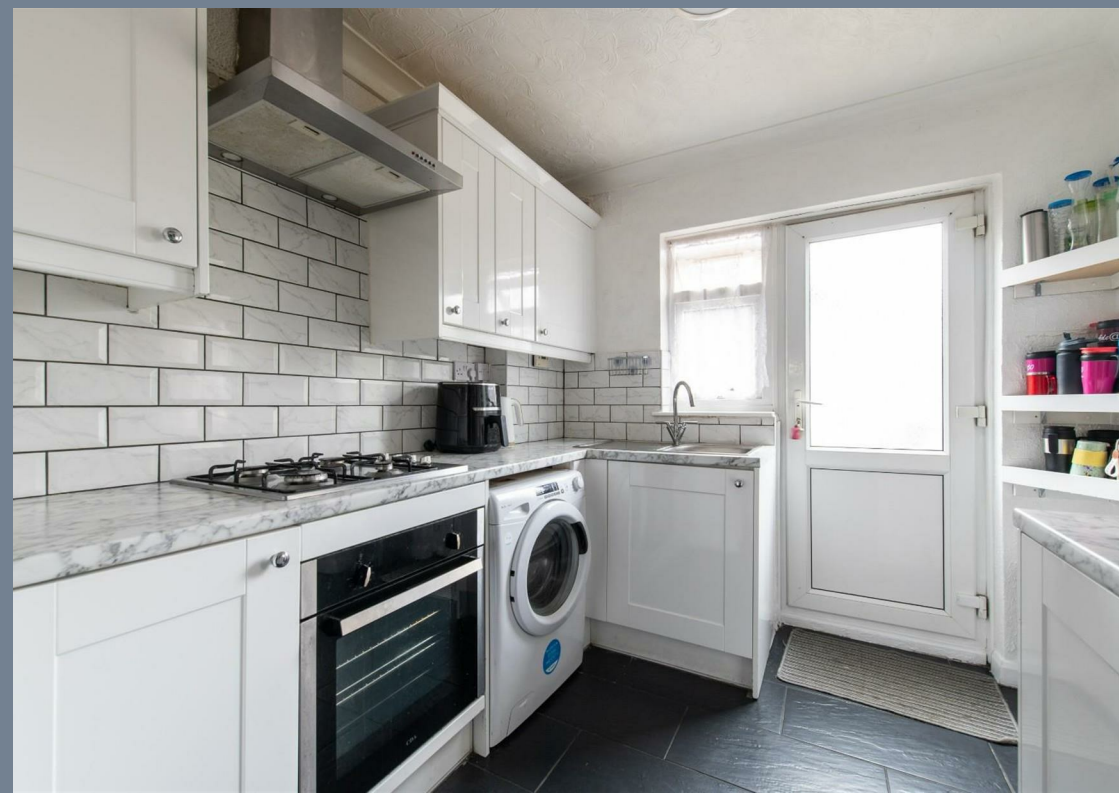
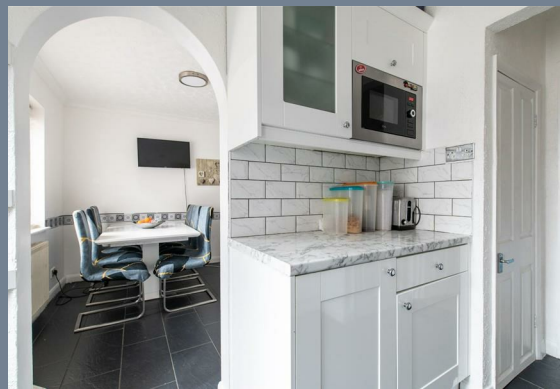
### **Family Bathroom**

### **Additional WC**

### **Rear Garden**

### **Tenure - Freehold**

### **Council Tax - Band C**



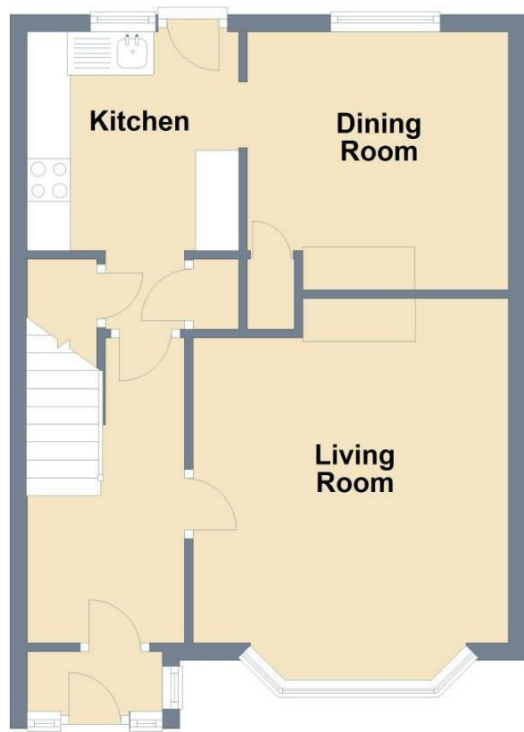






## Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)

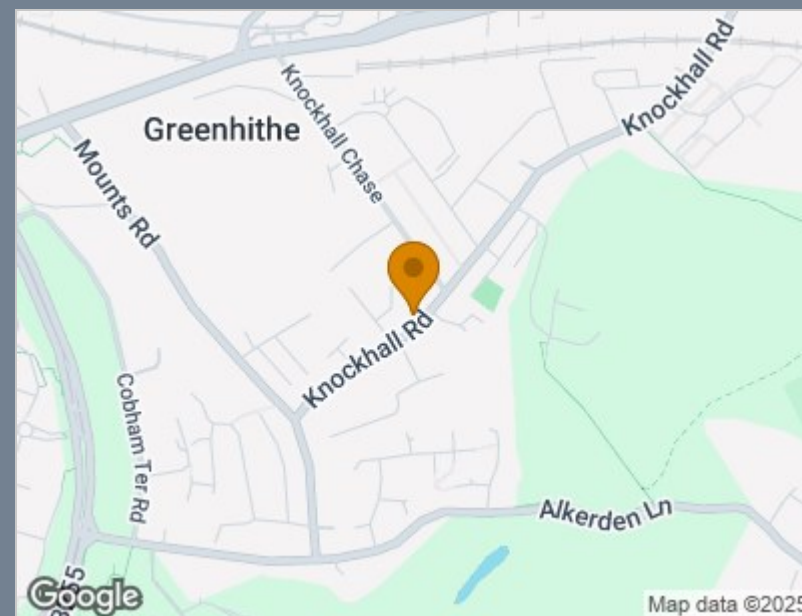


## First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 85.1 sq. metres (916.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(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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