



Vaughan Avenue, Greenhithe, DA9 9UU

Guide price £365,000 Freehold



Set within the award winning Ingress Park development is this well presented two bedroom end of terrace house. Accommodation on the ground floor comprises of an entrance hall, cloakroom and an open plan living room and kitchen with natural light from three sides plus double doors to the garden. On the first floor is the master bedroom with built-in wardrobes and en-suite shower room, bedroom two and the bathroom. The rear garden offers a decked patio area and artificial lawn. Ingress Park offers a wonderful environment to live with lots of outside space for walks or exercise, a nature trail, and riverside paths. There is a dedicated bus service which offers regular buses to Ebbsfleet International Station or Bluewater. Plus Greenhithe Station is just a short walk away. There is a lovely community spirit with summer fair, regatta, Christmas carols and this year is the very first Christmas market.

Please note the home is subject to an annual charge which goes towards the upkeep of the communal grounds and facilities.

Entrance Hall

Cloakroom

Living/Dining/Kitchen

21'7 x 15'9 x 7'6 (6.58m x 4.80m x 2.29m)

Landing

Master Bedroom

10' x 9'5 (3.05m x 2.87m)

En-Suite

Bedroom Two

9'6 x 8'4 (2.90m x 2.54m)

Bathroom

Garden

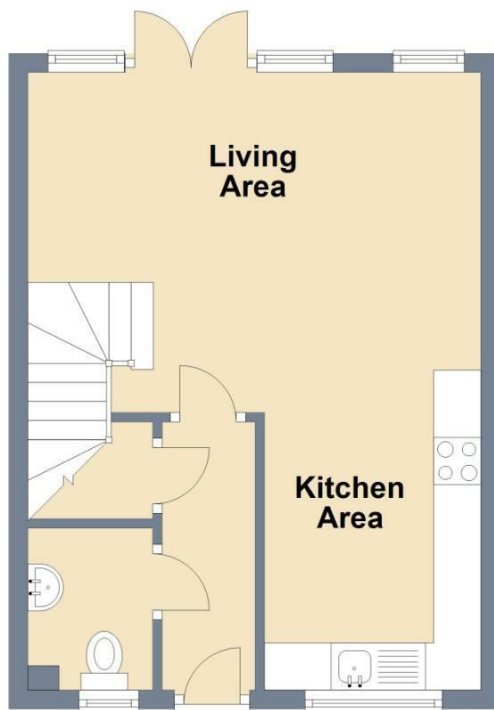
Parking





Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)

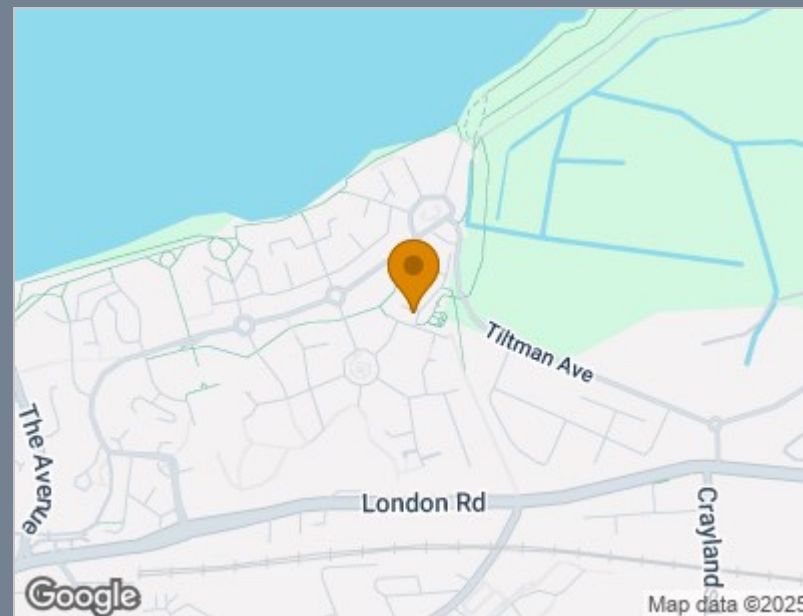


First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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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