



THE  
HOMES  
GROUP



Steele Avenue, Greenhithe, DA9 9PH  
Guide price £450,000 Freehold





The Homes Group are delighted to present to the market this extended three double bedroom, two reception room, two bathroom semi-detached house with a driveway for two cars located on the popular Worcester Park development in Greenhithe.

The accommodation comprises of an entrance hall, a 19'5 x 11'8 Living Room, an 18' x 7'7 dining room and an 11'8 x 7'7 kitchen on the ground floor. On the first floor there are three double bedrooms, an en-suite shower room and a bathroom.

To the rear is a 30' garden with fruit trees and a decking area plus a garden shed. There is a driveway for two cars to the front.

#### Entrance Hall

**Living Room**  
19'5 x 11'8 (5.92m x 3.56m)

**Dining Room**  
18' x 7'7 (5.49m x 2.31m)

**Kitchen**  
11'8 x 7'7 (3.56m x 2.31m)

#### Landing

**Bedroom One**  
14' x 7'7 (4.27m x 2.31m)

#### En-Suite Shower Room

**Bedroom Two**  
11'7 x 8'7 (3.53m x 2.62m)

**Bedroom Three**  
11'8 x 7'8 (3.56m x 2.34m)

#### Bathroom

**Rear Garden**  
30' (9.14m)

**Driveway to Front**

**Tenure - Freehold**

**Council Tax - Band D**









**Ground Floor**



**First Floor**



Total area: approx. 86.4 sq. metres (929.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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