



Chichester Road, Greenhithe, DA9 9JT  
Guide price £550,000

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Guide Price £550,000 - £600,000. A rarely available detached four bedroom with four en-suite bathroom/shower rooms properly located in a popular cul-de-sac in Greenhithe. The property has been extended, re-modeled and refurbished inside and out over the past few years and is beautifully presented throughout.

Formally a two bedroom bungalow, the current owners have retained two bedrooms on the ground floor, one with an en-suite bathroom and one with an en-suite shower room, offering potential buyers flexible accommodation.

The ground floor is completed by a 17'10 x 8'1 fitted kitchen which opens out into a spectacular 23'3 x 20'8 living room with lantern style roof window and double doors leading out onto the garden to the rear. There is also an entrance hall with stairs to the first floor and a ground floor cloakroom.

On the first floor there are two further double bedrooms both with en-suite shower rooms and built in wardrobes. There is potential to create a roof terrace from the main bedroom on to the extended living room below subject to the normal regulations.

The 45' x 30' landscaped garden to the rear has a modern Mediterranean feel to it with white fences, white washed walls, white flag stone patio areas and walkways which are dotted with potted ferns, palms and shrubs. There is a large office/studio at the back of the garden which has power and can have a number of uses.

To the side is a 42' long x 5'8 wide paved passage to the side which leads to the block paved driveway at the front.

- Entrance Hall**  
11' x 5'10 (3.35m x 1.78m)
- Ground Floor Cloakroom**  
6'6 x 2'9 (1.98m x 0.84m)

- Bedroom Three**  
17'9 x 14'1 (5.41m x 4.29m)

- En-Suite Three**  
8' x 3'2 (2.44m x 0.97m)

- Bedroom Four**  
11'3 x 9'6 (3.43m x 2.90m)

- En-suite Four**  
7'8 x 7'2 (2.34m x 2.18m)

- Kitchen Area**  
17'10 x 8'1 (5.44m x 2.46m)

- Living Room**  
23'3 x 20'8 (7.09m x 6.30m)

- Landing**

- Bedroom One**  
19'6 x 10'10 (5.94m x 3.30m)

- En-Suite One**  
7'8 x 7'2 (2.34m x 2.18m)

- Bedroom Two**  
14'4 x 9'2 (4.37m x 2.79m)

- En-suite Two**  
8'4 x 6'8 (2.54m x 2.03m)

- Rear Garden**  
45' x 30' (13.72m x 9.14m)

- Studio / Office**

- Side Garden**  
42'2 x 5'8 (12.85m x 1.73m)

- Front Driveway**



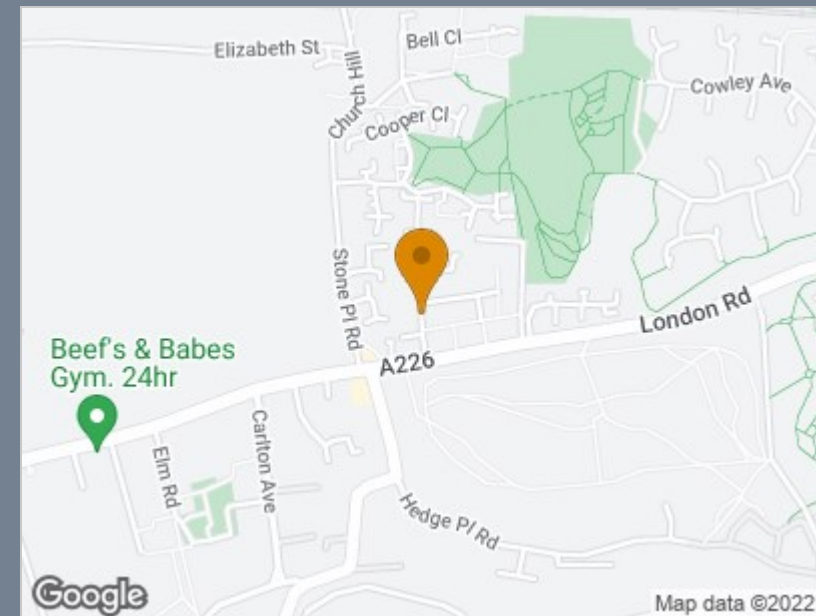








Total area: approx. 150.4 sq. metres (1619.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(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 our 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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