



Ingress Gardens, Greenhithe, DA9 9HN  
Guide price £350,000 Freehold



A beautifully presented three bedroom end of terrace family home conveniently located for local schools, Bluewater and is situated within a mile of both Greenhithe and Swanscombe stations.

The entrance hall has an under stairs area to park the pushchair or could be utilised as a study area, there is a ground floor cloakroom and the living/dining room and kitchen which both have doors leading out to the low maintenance garden to the rear. On the first floor there are three good-sized bedrooms and the modern family bathroom.

The property is located at the end of a no through road and overlooks woodland to the rear.

#### Entrance Hall

#### Ground Floor Cloakroom

#### Living/Dining Room

22' x 13'1" (6.71m x 3.99m)

#### Kitchen

12'6" x 8'5" (3.81m x 2.57m)

#### Landing

13' x 6' (3.96m x 1.83m)

#### Bedroom One

13'9" x 11'1" (4.19m x 3.38m)

#### Bedroom Two

13'9" x 10'7" (4.19m x 3.23m)

#### Bedroom Three

8'10" x 8'1" (2.69m x 2.46m)

#### Bathroom

#### Rear Garden

24' x 21' (7.32m x 6.40m)

#### Front Garden

#### Council Tax - Band C

#### Tenure - Freehold









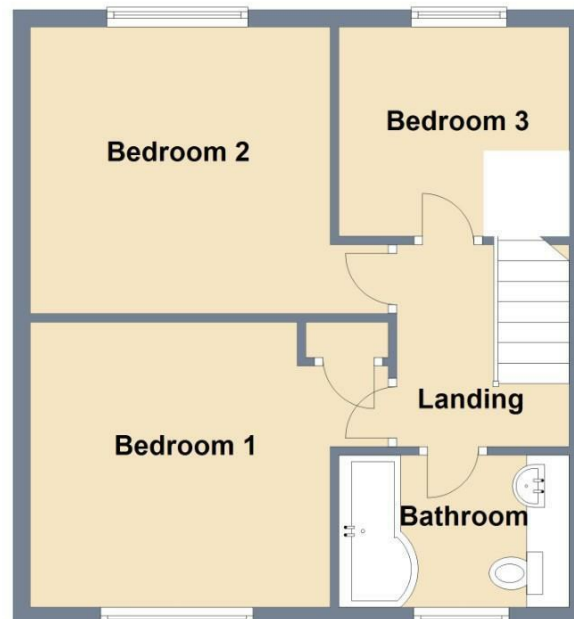
### Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)

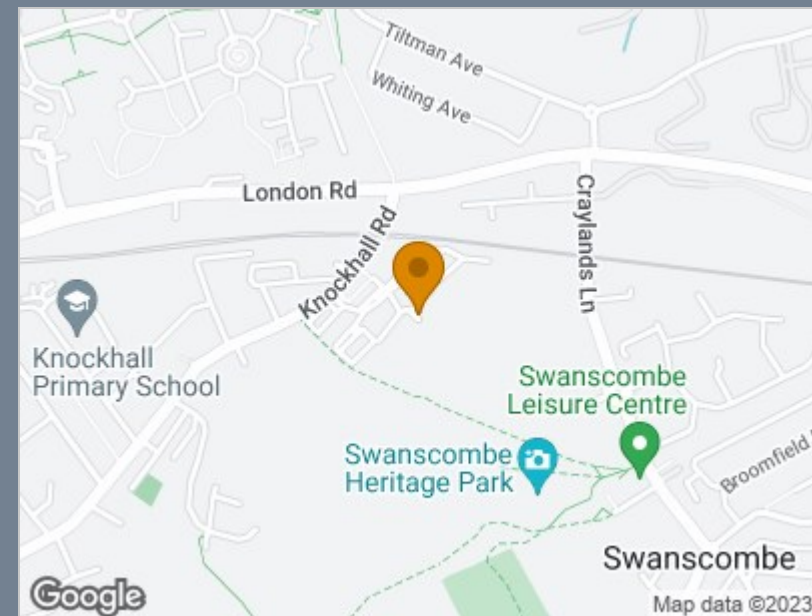


### First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 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>	72	
(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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