



THE  
HOMES  
GROUP



Whitby Close, Greenhithe, DA9 9QE  
Guide price £270,000 Freehold



The Homes Group are delighted to offer to the market this beautifully presented one bedroom house located on the popular Worcester Park development in Greenhithe which is conveniently situated for Greenhithe train station.

The accommodation comprises of an enclosed porch which has a storage cupboard, and a 13' x 10'5 living room which is open to the 13' x 6'4 kitchen / diner on the ground floor. On the first floor is the bedroom with built in wardrobes, the bathroom and a 6' x 4' walk-in wardrobe / storage cupboard located off the landing.

The property benefits from a shared driveway with space for two cars, a well kept garden to the front and an enclosed 26' x 19' garden to the rear.

#### Enclosed Porch

#### Living Room

13' x 10'5 (3.96m x 3.18m)

#### Kitchen / Diner

13' x 6'4 (3.96m x 1.93m)

#### Landing

#### Bedroom

10' to wardrobes x 10' (3.05m to wardrobes x 3.05m)

#### Bathroom

#### Front Garden

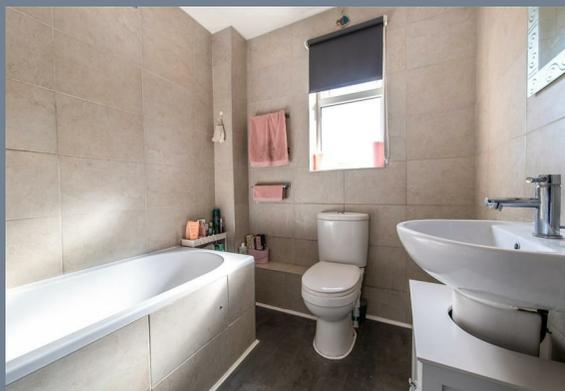
#### Enclosed Rear Garden

26'x 19' (7.92mx 5.79m)

#### Shared Driveway for Two Cars

#### Tenure: Freehold

#### Council Tax: Band C





### Ground Floor

Approx. 23.1 sq. metres (249.0 sq. feet)

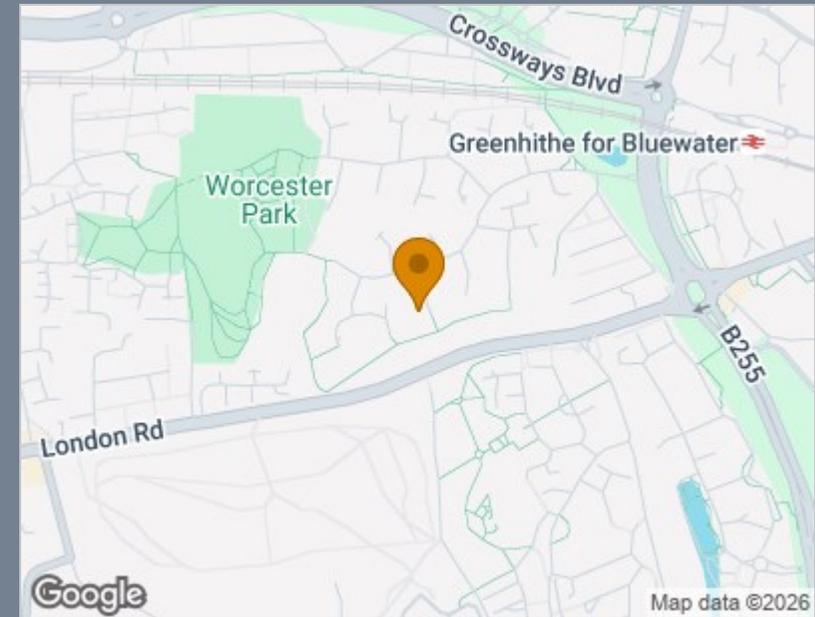


### First Floor

Approx. 20.5 sq. metres (220.2 sq. feet)



Total area: approx. 43.6 sq. metres (469.3 sq. feet)



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