



Monks Well, Greenhithe, DA9 9GR  
Guide price £600,000 Freehold





The Homes Group are delighted to present to the market this well presented four bedroom detached house located within the popular Ingress Park development which offers an abundance of well kept grounds, riverside pathways, children's play areas and regular community/resident events throughout the year. With designated bus services and being a short walk to Greenhithe station, this could be the ideal commuter home.

Accommodation includes: entrance hall, cloakroom, 19' living room with large storage cupboard, kitchen/dining room with breakfast bar on the ground floor. Upstairs are the four bedrooms, including the master bedroom with en-suite and the modern family bathroom. Externally are low maintenance gardens surrounding three aspects of the house plus a 'drive thru' garage which offers an additional parking space.

Please note: the home is subject to a service charge - for the upkeep of the communal grounds & unadopted areas/roads. The annual charges for 1/11/24 - 31/10/25 are £134.05 & £364.08. This information will be verified by the vendors solicitor.

#### **Entrance Hall**

#### **Cloakroom**

#### **Living Room**

19'6 x 11'9 (5.94m x 3.58m)

#### **Kitchen/Diner**

19'6 x 13'7 into bay (5.94m x 4.14m into bay)

#### **Landing**

#### **Bedroom One**

12' x 10'8 (3.66m x 3.25m)

#### **En-Suite**

#### **Bedroom Two**

11'10 x 10'8 (3.61m x 3.25m)

#### **Bedroom Three**

12' x 7'3 (3.66m x 2.21m)

#### **Bedroom Four**

8'7 x 8'7 (2.62m x 2.62m)

#### **Family Bathroom**

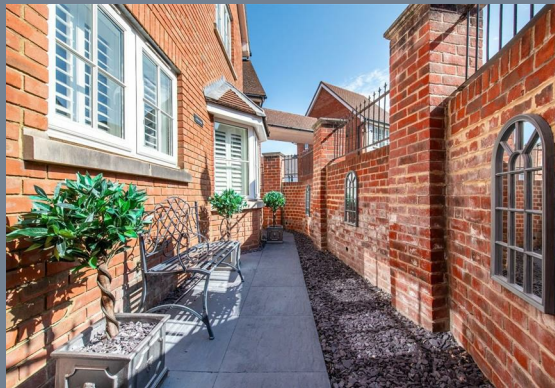
7' x 5'4 (2.13m x 1.63m)

#### **Garden**

#### **Garage & Parking**

#### **Tenure: Freehold**

#### **Council Tax: Band E**









### Ground Floor

Approx. 57.1 sq. metres (614.5 sq. feet)

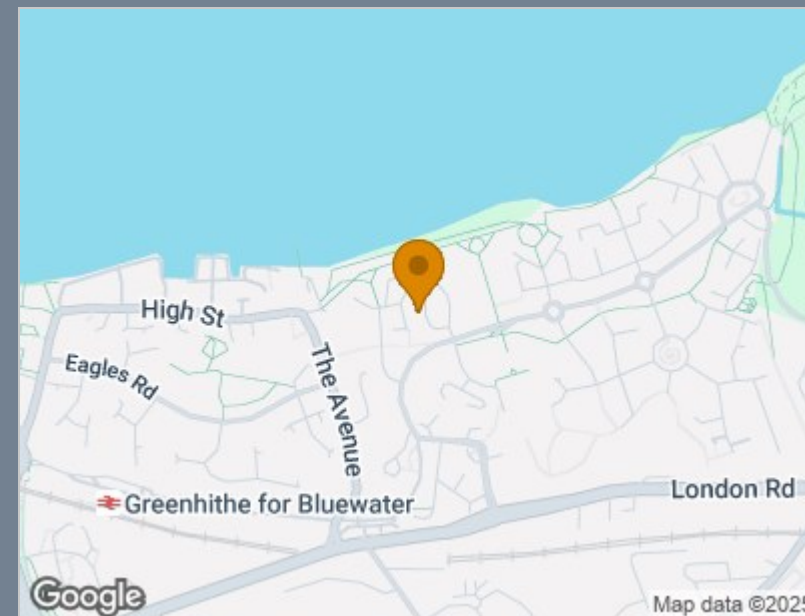


### First Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



Total area: approx. 114.0 sq. metres (1226.8 sq. feet)



### Energy Efficiency Rating

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