



THE
HOMES
GROUP



Sara Crescent, Greenhithe, DA9 9NY
Guide price £500,000 - £550,000 Freehold



Guide Price £500,000 - £550,000 The Homes Group are delighted to offer to the market this beautifully presented four bedroom and river facing end-of-terrace townhouse located in the sought after area of Greenhithe Village.

The property boasts views up and down the river including a great view of the sunsets over the Queen Elizabeth II Bridge to the front and is within close proximity of Greenhithe Station.

The accommodation comprises of a hallway, 14'5 x 12'10 kitchen/diner, a 12'7 x 6'4 conservatory, a 16'8 x 11' integral garage and a cloakroom on the ground floor. On the first floor there is a 16'6 x 14'9 living room with a 10' x 4' balcony to the front overlooking the River Thames, the third and fourth bedrooms and a separate shower room. On the top floor are two double bedrooms with the main having an en-suite shower room plus the family bathroom.

To the rear is a south facing garden with access to an additional parking space at the rear of the house. To the front is a driveway for at least one car.

Please note the house is located on a private road so is subject to a service charge - the current annual charge is £450 - information to be verified by the sellers solicitor.

Entrance Hall

Kitchen/Diner

14'5 x 12'10 (4.39m x 3.91m)

Conservatory

12'7 x 6'4 (3.84m x 1.93m)

Ground Floor Cloakroom

Integral Garage

16'8 x 11' narrowing to 8' (5.08m x 3.35m narrowing to 2.44m)

First Floor Landing

Living Room

16'6 x 14'9 (5.03m x 4.50m)

Balcony to Front

10' x 4' (3.05m x 1.22m)

Bedroom Three

11'5 x 7'6 (3.48m x 2.29m)

Bedroom Four

10'3 narrowing to 7'1 x 6'10 (3.12m narrowing to 2.16m x 2.08m)

Shower Room

Second Floor Landing

Bedroom One

14'7 x 12'1 (4.45m x 3.68m)

En-suite Shower Room

Bedroom Two

14'6 x 10'4 (4.42m x 3.15m)

Bathroom

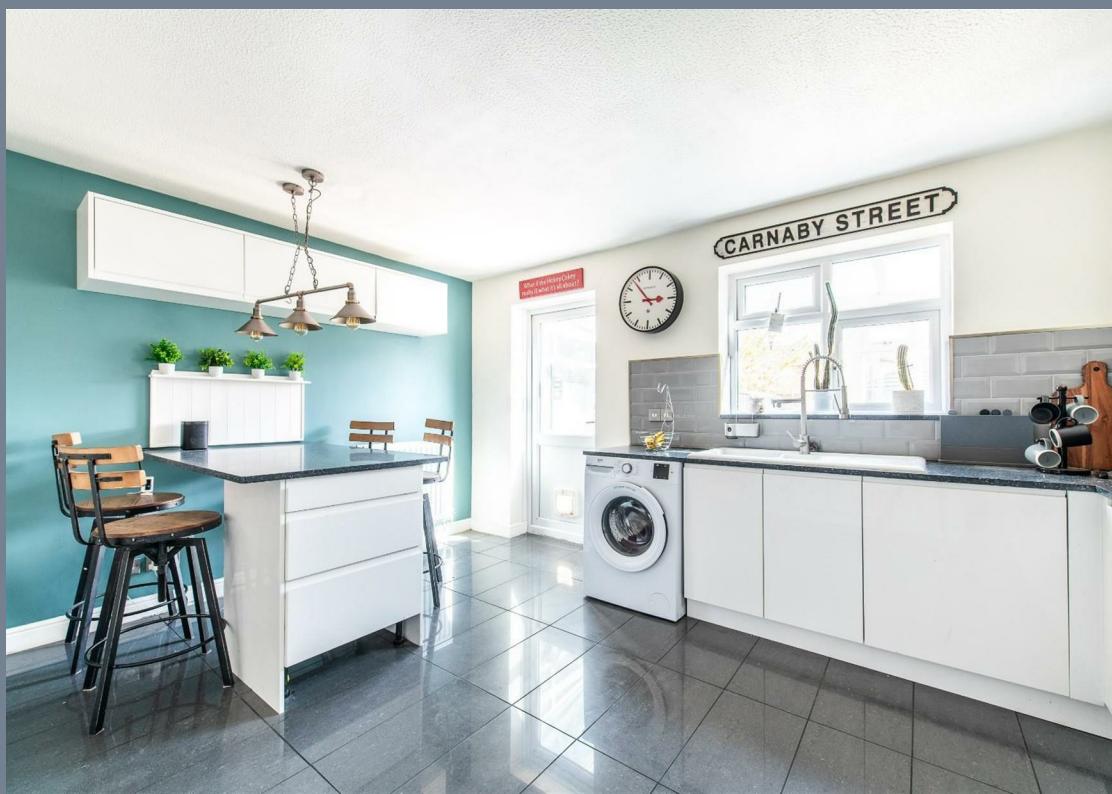
Rear Garden

Driveway to Front

Parking Space to Rear

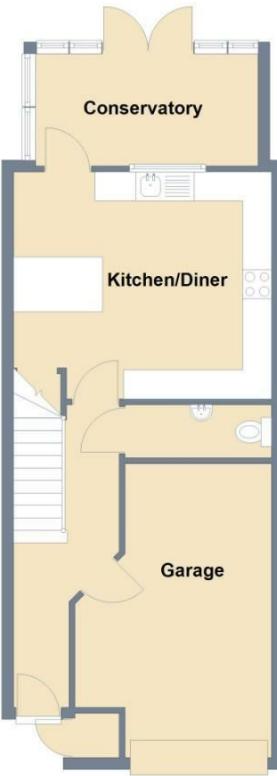
Tenure - Freehold

Council Tax - Band F





Ground Floor
Approx. 51.6 sq. metres (557.2 sq. feet)



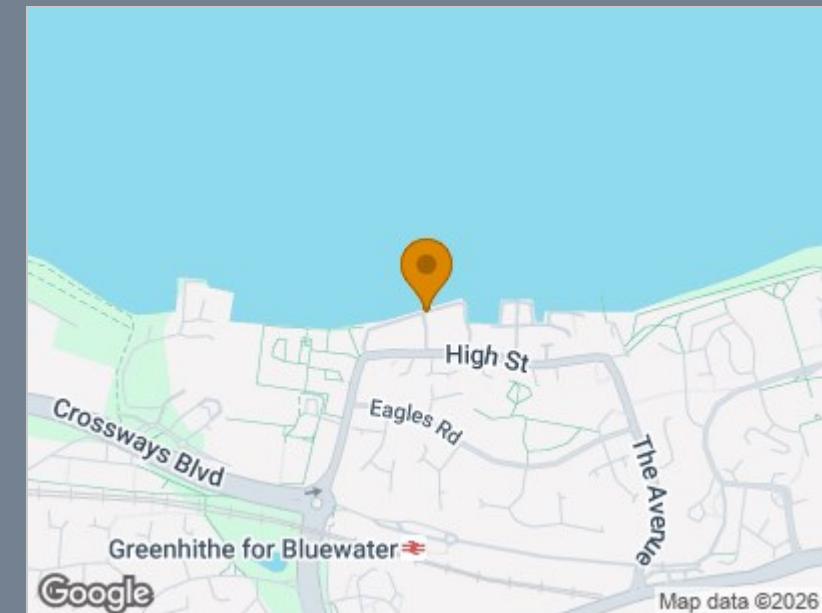
First Floor
Approx. 44.9 sq. metres (483.0 sq. feet)



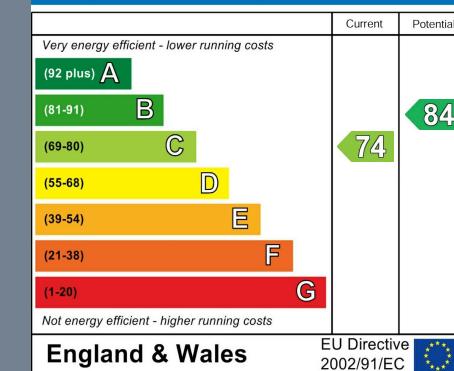
Second Floor
Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 141.5 sq. metres (1523.3 sq. feet)



Energy Efficiency Rating



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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