



THE  
HOMES  
GROUP



Plantation Close, Greenhithe, DA9 9JA

Asking price £700,000 Freehold



The Homes Group are delighted to present this rarely available four double bedroom, three reception room detached house located in a sought after close in Greenhithe.

The original integral garage has been converted to provide a third reception room to compliment the living room and dining room. There is a kitchen, with breakfast bar, a utility room and cloakroom which make up the ground floor accommodation.

On the first floor there are four double bedrooms, an en-suite shower room to the main bedroom and a family bathroom.

To the rear there is a 45' garden with two patio areas, a greenhouse and a handy 18' x 6' lean to. To the front of the property is a large block paved driveway providing parking for several vehicles and a detached double garage with two electric doors.

The property also benefits from air conditioning and is offered with no forward chain.

#### **Enclosed Porch**

#### **Entrance Hall**

#### **Living Room**

19'7 into bay x 11'3 (5.97m into bay x 3.43m)

#### **Dining Room**

11'8 x 11'3 (3.56m x 3.43m)

#### **Third Reception Room**

17'8 x 8'9 (5.38m x 2.67m)

#### **Kitchen**

14' x 9'8 (4.27m x 2.95m)

#### **Utility Room**

8'7 x 5'3 (2.62m x 1.60m)

#### **Ground Floor Cloakroom**

#### **Landing**

#### **Bedroom One**

18'9 x 10'6 (5.72m x 3.20m)

#### **En-Suite Shower Room**

#### **Bedroom Two**

16'6 x 9'3 (5.03m x 2.82m)

#### **Bedroom Three**

10'7 x 10'7 (3.23m x 3.23m)

#### **Bedroom Four**

13'5 x 9'3 (4.09m x 2.82m)

#### **Bathroom**

#### **Rear Garden**

45' (13.72m)

#### **Lean to - accessed from Garden**

18'8 x 6'5 (5.69m x 1.96m)

#### **Driveway**

50' (15.24m)

#### **Double Garage**

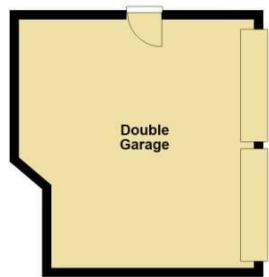
18'2 x 17'3 (5.54m x 5.26m)

#### **Tenure - Freehold**

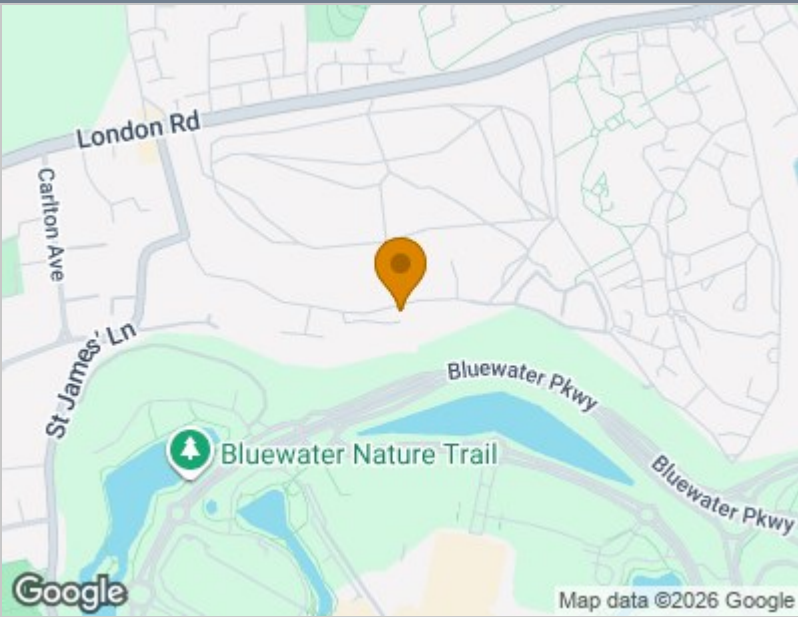
#### **Council Tax - Band F**







Total area: approx. 166.7 sq. metres (1794.2 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<br>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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