



Castleridge Drive, Greenhithe, DA9 9WR
Guide price £500,000 Freehold

 3
  2
  2
  B

Guide Price £500,000 - £550,000. Situated on St Clements Lakes in Greenhithe is this beautifully presented, six year old, three bedroom, two bathroom family home with views of the lake to the front and a 25' x 20' garage, that has been redesigned to be a studio but could have a multitude of uses.

On the ground floor is the studio which has an up and over garage door and a double glazed tri-folding inner door so that the space can still be used as a garage. There are storage cupboards, wall and base units along with a sink and a separate cloakroom.

There are external stairs to the entrance hall on the first floor, once inside the hallway there is a door through to the living area and a large cloakroom plus storage cupboard. The 18' x 12'7 living room has double doors with a modern Juliet balcony that offer views of the lake and double doors through to the kitchen/diner. The 15'10 x 10'5 Kitchen/diner has fitted units to three sides with all appliances built in plus double doors leading out to the rear garden.

The top floor has a spacious landing with more storage cupboards and doors leading to all three bedrooms and the bathroom. The main bedroom has an en-suite shower room and also has views of the lake to the front.

The 45' garden to the rear has a large decking area and artificial lawn too plus a side pedestrian access. There is a large block paved parking space for one car to the front of the garage.

This home is subject to a service charge. The annual charge for 2022 was £436.86. Details to be verified by sellers solicitor.





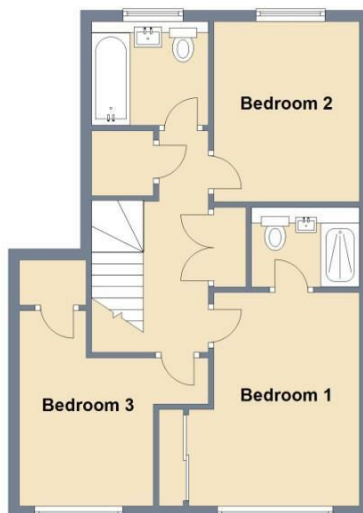
Ground Floor
Approx. 48.9 sq. metres (526.2 sq. feet)



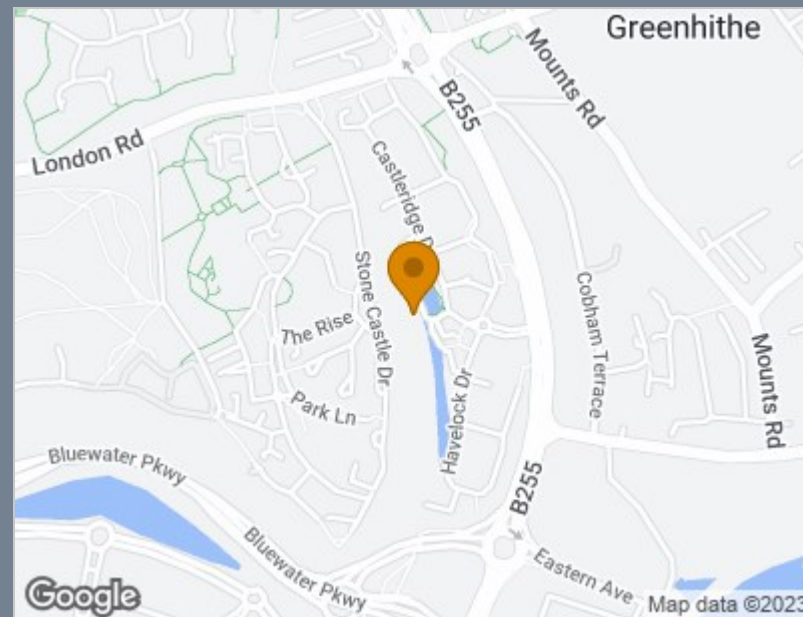
First Floor
Approx. 48.9 sq. metres (526.2 sq. feet)



Second Floor
Approx. 48.9 sq. metres (526.2 sq. feet)



Total area: approx. 146.7 sq. metres (1578.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.