



Ingress Gardens, Greenhithe, DA9 9HW
Guide price £325,000 Freehold

 3
  1
  1
  C

The Homes Group are delighted to offer to the market this delightful three bedroom family home located within one mile of both Greenhithe & Swanscombe train stations and 1.2 miles of Bluewater.

The accommodation comprises of an entrance hall which has an under stairs storage space and cupboards, a 21'9 x 11'8 living Room with double doors leading out to the garden, a 12'5 x 8'6 kitchen and a ground floor cloakroom.

There are two double bedrooms and a good size single bedroom on the first floor along with a spacious landing and a family bathroom.

The rear garden has an area of lawn and a storage shed with power and light.

Entrance Hall

Cloakroom

Living Room

21'9 x 11'8 (6.63m x 3.56m)

Kitchen

12'5 x 8'6 (3.78m x 2.59m)

Landing

8'8 x 7'8 (2.64m x 2.34m)

Bedroom One

11'8 x 11'1 (3.56m x 3.38m)

Bedroom Two

11'8 x 10'8 (3.56m x 3.25m)

Bedroom Three

8'8 x 8'1 I-shaped (2.64m x 2.46m I-shaped)

Bathroom

Rear Garden

Tenure - Freehold

Council Tax Band - C





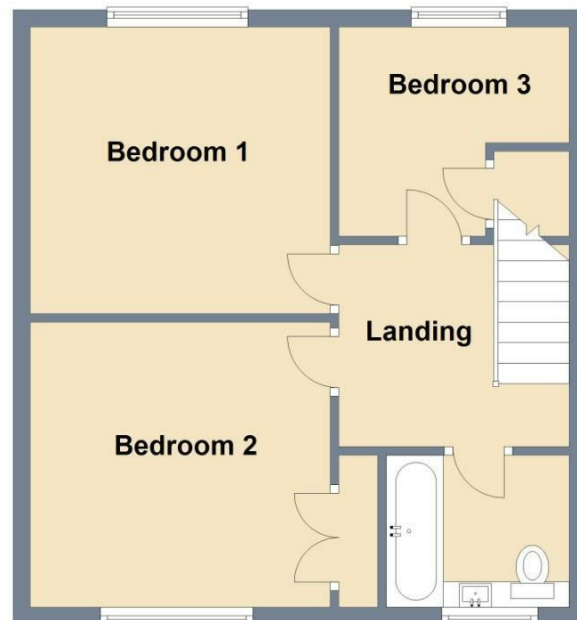
Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)

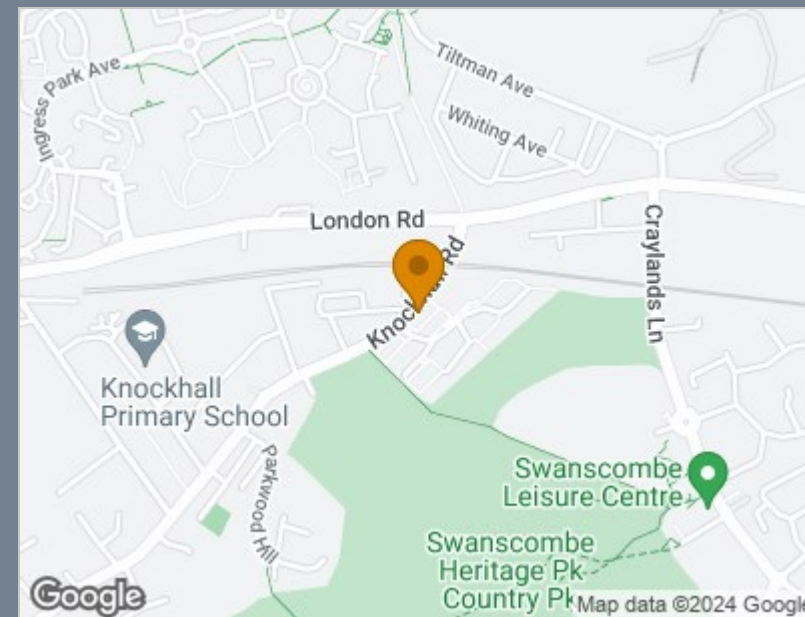


First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(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.