



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 narrowinf 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**

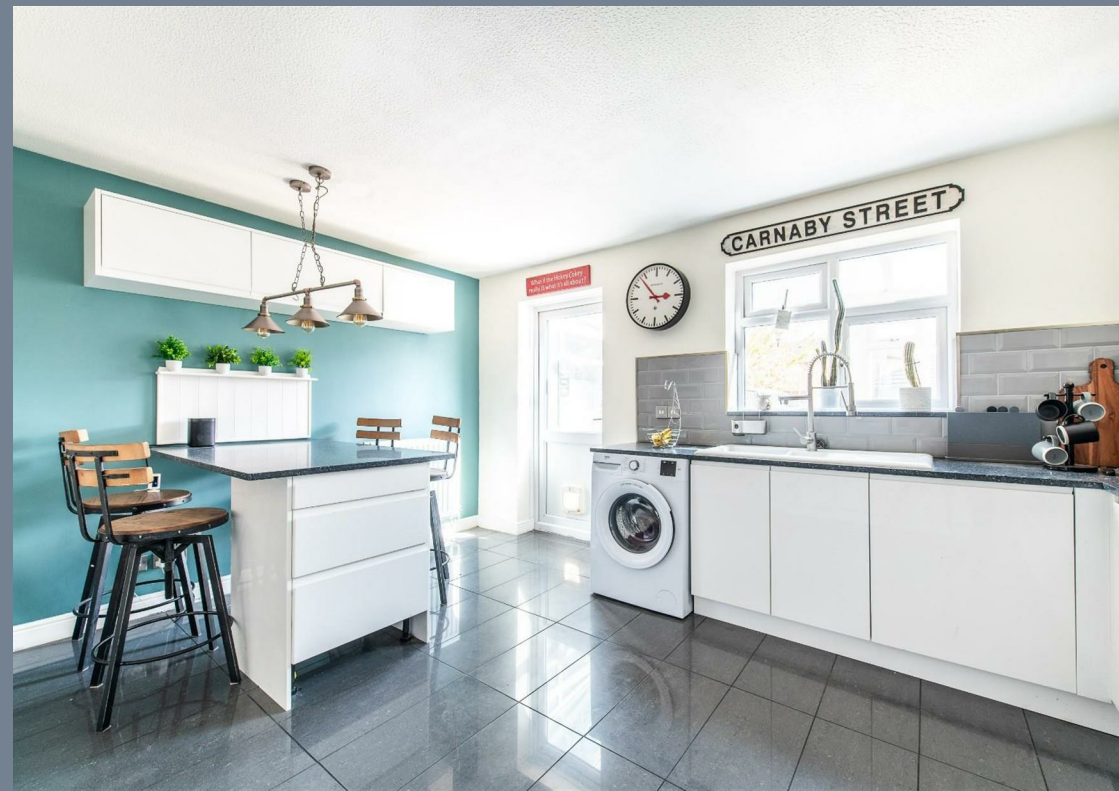
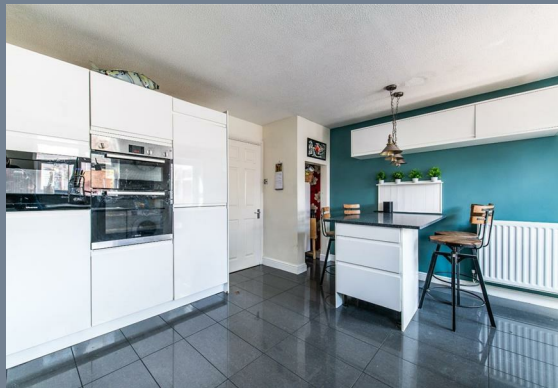
#### **Rear Garden**

#### **Driveway to Front**

#### **Parking Space to Rear**

#### **Tenure - Freehold**

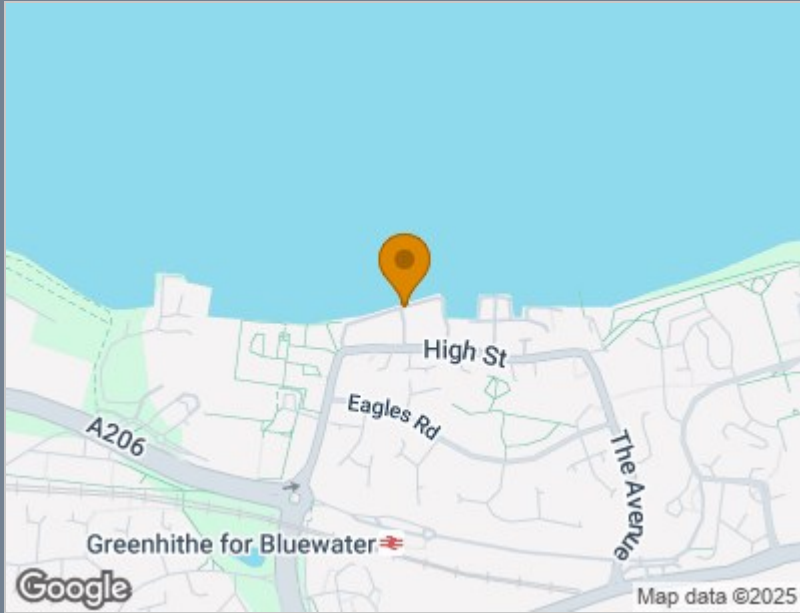
#### **Council Tax - Band F**











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(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 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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