



THE  
HOMES  
GROUP



Elm Road, Greenhithe, DA9 9DL  
Guide price £325,000 - £350,000 Freehold



The Homes Group are delighted to offer to the market this originally built three bedroom, now offering four bedrooms, terraced house which boasts a 75' rear garden, off road parking for two cars and is within close proximity of local primary and secondary schools on the Stone/Greenhithe borders.

The accommodation comprises of an enclosed porch, entrance hallway, a 14'1 x 11'10 living room, a 17'3 x 8'10 kitchen/diner, a 9'9 x 5'7 lean-to and a ground floor shower room. On the first floor there are three bedrooms with room for double beds and a fourth bedroom which has room for a single bed.

To the rear is a 75' garden and there is a block paved driveway to the front for two cars.

#### **Enclosed Porch**

#### **Living Room**

14'1 x 11'10 (4.29m x 3.61m)

#### **Kitchen/Diner**

17'3 x 8'10 (5.26m x 2.69m)

#### **Lobby**

#### **Ground Floor Shower Room**

#### **Lean-To**

#### **Landing**

#### **Bedroom One**

11' x 9' (3.35m x 2.74m)

#### **Bedroom Two**

10' x 8'7 (3.05m x 2.62m)

#### **Bedroom Three**

8' x 8' (2.44m x 2.44m)

#### **Bedroom Four**

8'4 x 7'3 (2.54m x 2.21m)

#### **Rear Garden**

75' (22.86m)

#### **Driveway for Two Cars**

#### **Tenure - Freehold**

#### **Council Tax - Band B**





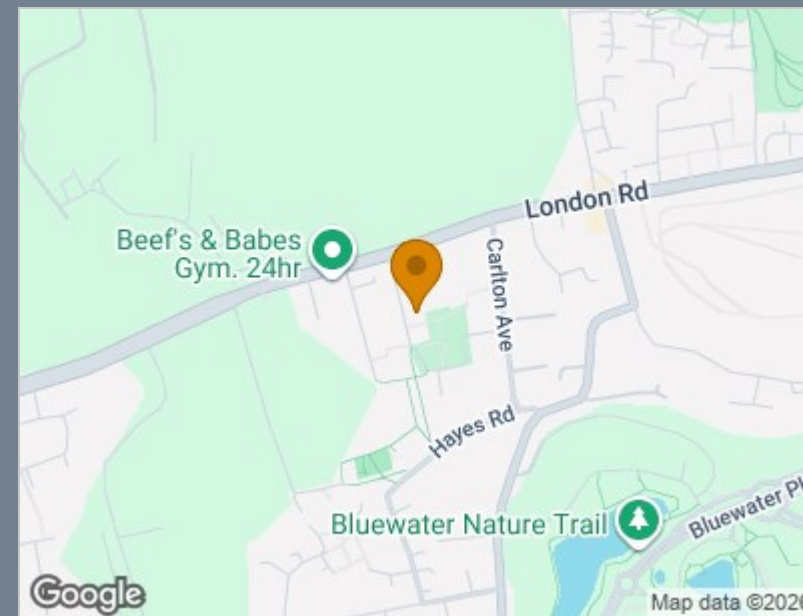
### Ground Floor



### First Floor



Total area: approx. 80.2 sq. metres (862.8 sq. feet)



| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           | <b>88</b> |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>65</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 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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