



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



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

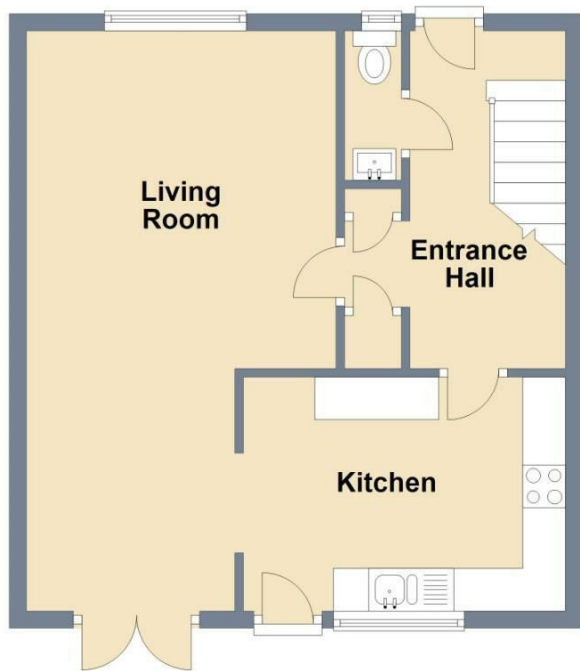
Council Tax Band - C





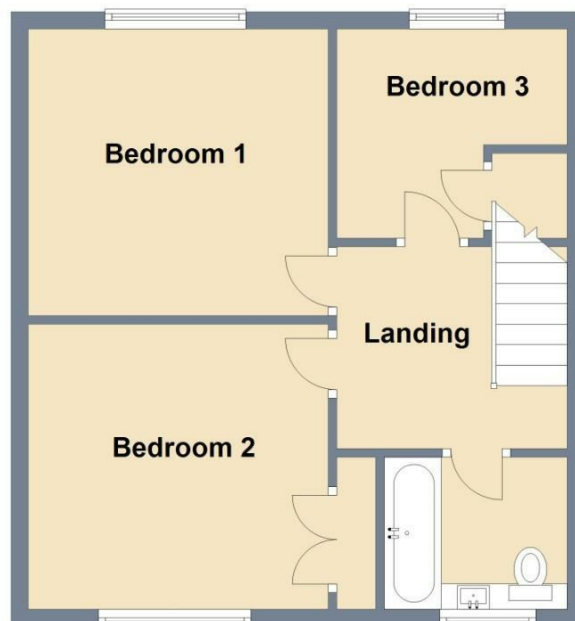
Ground Floor

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

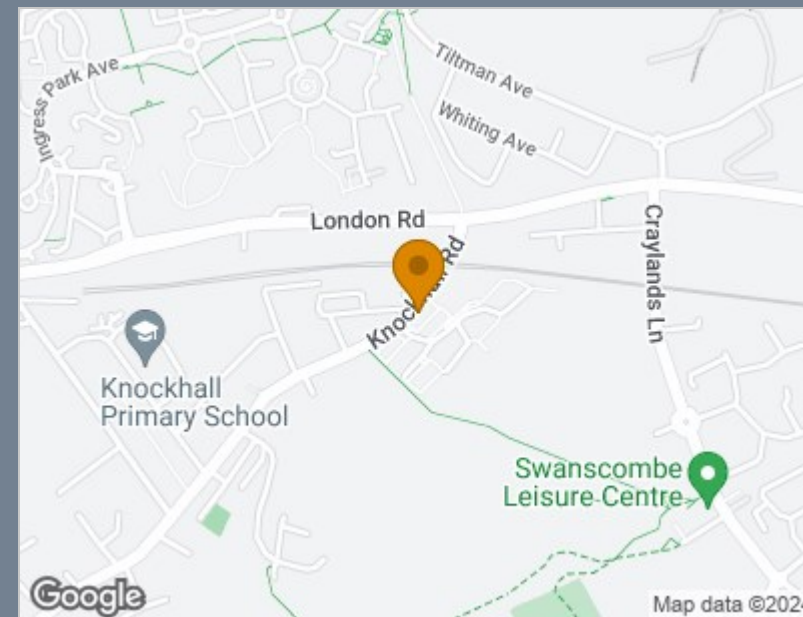


First Floor

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.

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