



THE  
HOMES  
GROUP



Kingfisher Drive, Greenhithe, DA9 9RT  
Guide price £550,000 Freehold



The Homes Group are delighted to offer this stunning and deceptively large, four storey family home to the market. Located on the popular Waterstone Park development in Greenhithe, this property is not only situated within close proximity of Greenhithe station and Bluewater but it is only a couple of miles of the High Speed trains at Ebbsfleet and the M25/A2 motorway network..

On the ground floor viewers are greeted by a spacious hall way which leads into the re-fitted kitchen/diner, utility room, cloakroom and 32' tandem length garage. The kitchen units are complimented with quartz worktops and a 6'8 x 3' central island unit with seating. The Kitchen/diner also has a partial glass ceiling and double doors that lead out into the private garden.

On the first floor is another cloakroom and the impressive 35'5 x 20' living room which has a balcony with spiral stair case that lead down into the garden. On the second floor are the main bedroom with fitted wardrobes and En-suite shower room, the third bedroom and a family bathroom.

The top floor has the second bedroom with built in wardrobes and a very large shower room plus a 6'8 x 5'7 storage room too. This floor has been re-designed by other owners of this style house to turn the one bedroom into two bedrooms and retain the shower room.

#### Entrance Hall

#### Ground Floor Cloakroom

#### Kitchen / Diner

19'9 narrowing to 11'5 x 14'7 (6.02m narrowing to 3.48m x 4.45m)

#### Utility Room

7'4 x 4'9 (2.24m x 1.45m)

#### Tandem Length Garage

32' x 10' (9.75m x 3.05m)

#### First Floor Landing

#### Living Room

35'5 x 24'9 widest points (10.80m x 7.54m widest points)

#### Balcony

10'9 x 5' (3.28m x 1.52m)

#### First Floor Cloakroom

#### Second Floor Landing

#### Bedroom One

17'6 x 14'4 (5.33m x 4.37m)

#### En-Suite Shower Room

8'2 x 5'8 (2.49m x 1.73m)

#### Bedroom Three

12'2 x 12' (3.71m x 3.66m)

#### Second floor Bathroom

6'6 x 5'6 (1.98m x 1.68m)

#### Third Floor Landing

#### Bedroom Two

16'4 x 14'4 (4.98m x 4.37m)

#### En-Suite Shower Room

11' x 8'9 (3.35m x 2.67m)

#### Storage Cupboard

6'8 x 5'7 (2.03m x 1.70m)

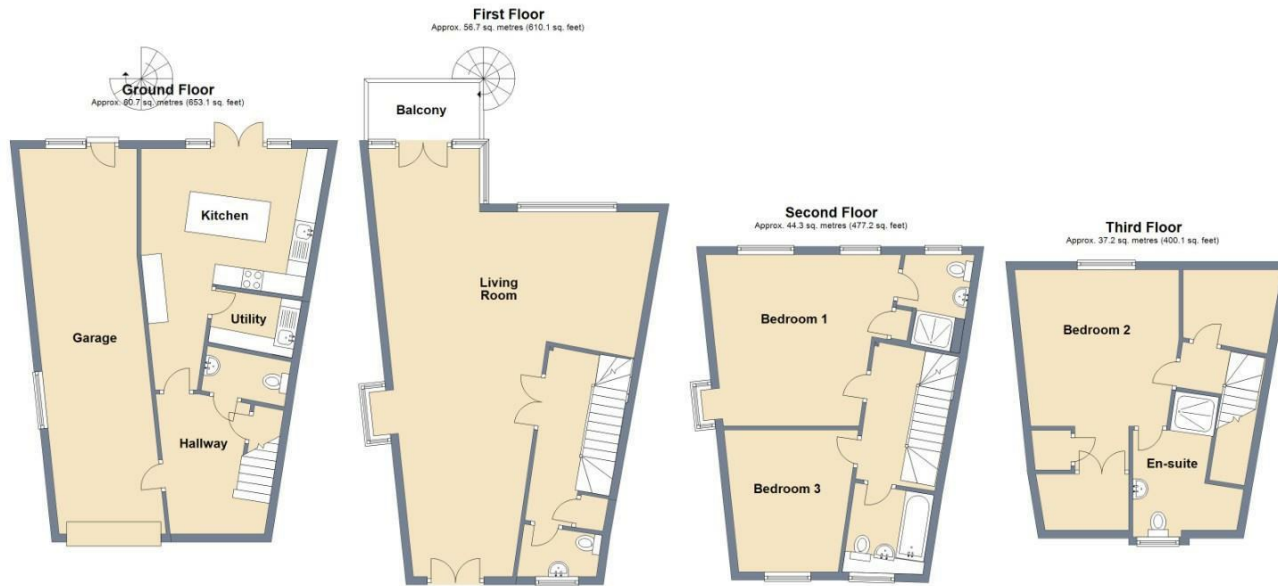
#### Rear Garden

#### Tenure - Freehold

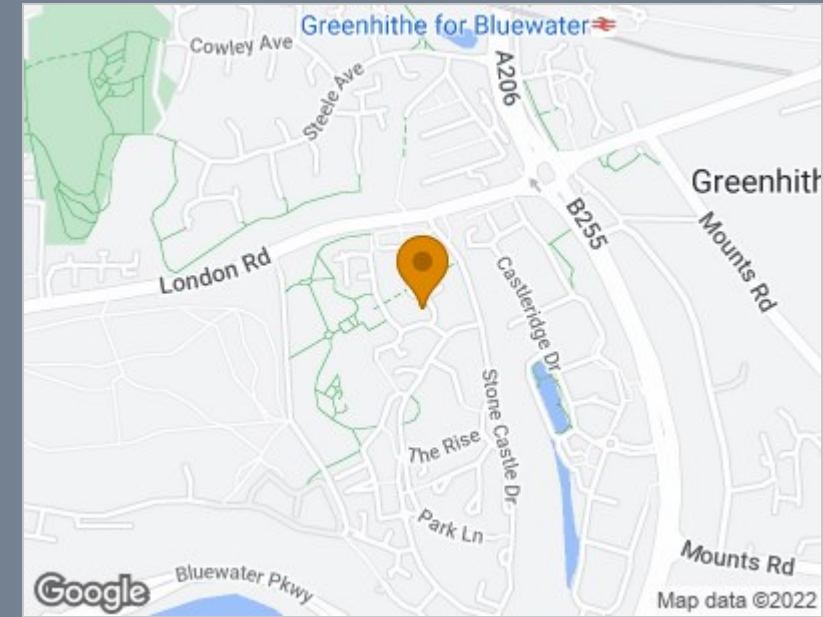
#### Council Tax - Band F







Total area: approx. 198.9 sq. metres (2140.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	85
(55-68) <b>D</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 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.

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