



THE  
HOMES  
GROUP



Kingfisher Drive, Greenhithe, DA9 9RT  
Guide price £525,000 - £550,000.



The Homes Group are delighted to present to the market this spacious three double bedroom, three bathroom family home that is arranged over four floors and is located on a tree-lined crescent on the popular waterstone Park development in Greenhithe.

On the ground floor the accommodation comprises of a spacious hall way which leads into the modernised kitchen/diner which has roof windows and double doors leading out to the rear garden, a utility room, a cloakroom and the 32' tandem length garage.

On the first floor is another cloakroom and the impressive 35'5 x 20' multi-use living room which has a balcony with spiral staircase that leads down into the garden. On the second floor is the 17'6 x 14'4 main bedroom with fitted wardrobes and en-suite shower room plus the 12'2 x 12' third bedroom and a family bathroom.

On the top floor is another impressive 16'4 x 14'4 bedroom with built in wardrobes and a large 11' x 8'9 en-suite shower room with a 6'8 x 5'7 storage room from the landing.

To the rear is the 35' x 25' south facing garden which has access into the 32' x 10' integral garage. To the front there are communal parking spaces and the owners park a car in front of their garage too.

#### 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)

#### Family Bathroom

#### 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)

#### Third Floor Landing Storage Cupboard

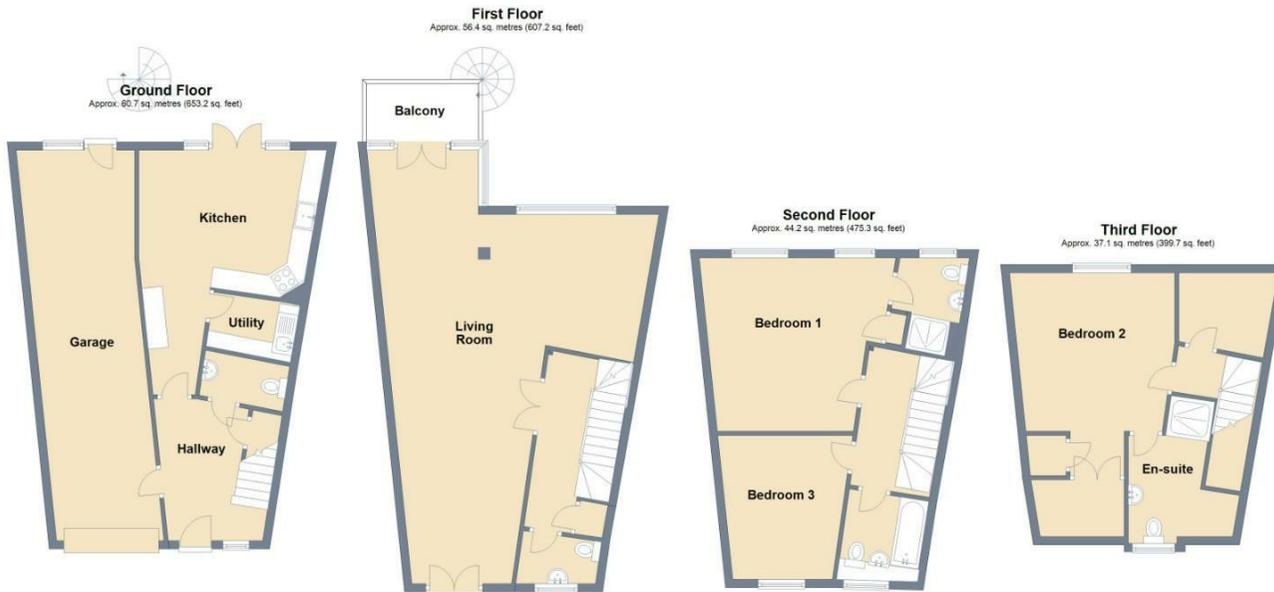
6'8 x 5'7 (2.03m x 1.70m)

#### Rear Garden

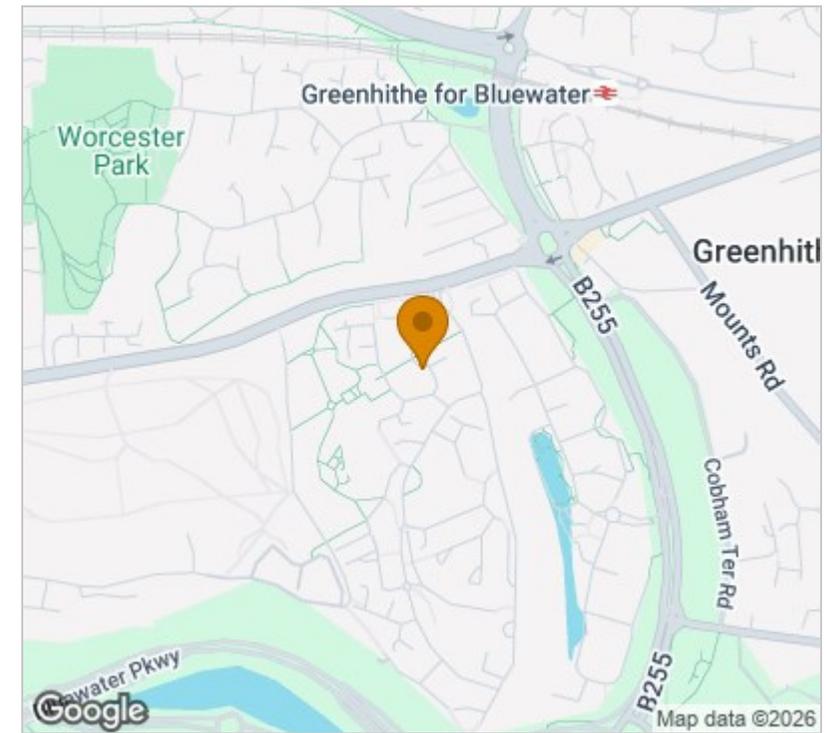
35' x 25' (10.67m x 7.62m)







Total area: approx. 198.4 sq. metres (2135.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(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.

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