



Dial Close, Greenhithe, DA9 9PY  
Guide price £300,000

Guide Price £300,000 - £325,000. A chance to purchase this beautifully presented modern two double bedroom house located in a cul-de-sac in Greenhithe.

The current owners have re-fitted the kitchen which is located at the front of the house and has a space for a fridge freezer, a built in oven and hob plus the space and plumbing for both washing machine and dishwasher. To the rear of the property is the living room which has large double glazed sliding doors opening out on to the 30' garden.

Upstairs there is a family size bathroom and two double bedrooms. The bedroom at the front of the house has a storage cupboard and built in wardrobes and the bedroom to the rear has built in shelving and rails to one wall as well.

There is an allocated parking space located opposite the house within the close and there is on road parking available for residents too.

This ideal first time purchase is within the catchment area of the local primary schools and is a 5 minute drive from Bluewater and Ebbsfleet International. Investors may be interested in the properties location too as the proposed London Resort is only a mile away too.

### External Storage Cupboard

### Entrance Hall

### Kitchen

10'9 x 5'6 (3.28m x 1.68m)

### Living/Dining Room

15'1 x 12' (4.60m x 3.66m)

### Landing

7' x 5'5 (2.13m x 1.65m)

### Bedroom One

11' x 9'6 to wardrobes (3.35m x 2.90m to wardrobes)

### Bedroom Two

11'8 x 7'9 (3.56m x 2.36m)

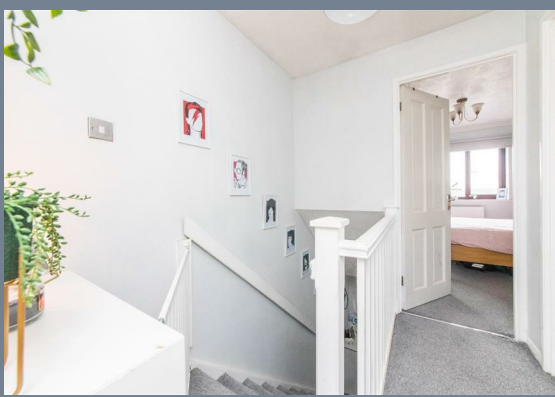
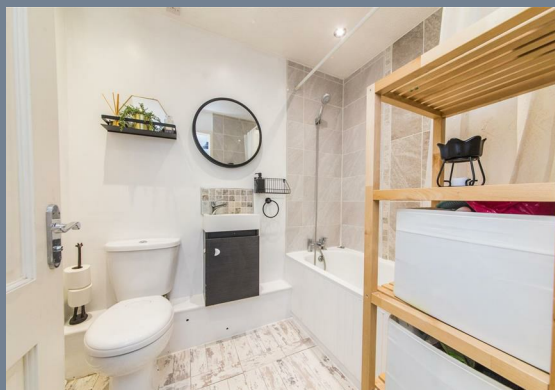
### Bathroom

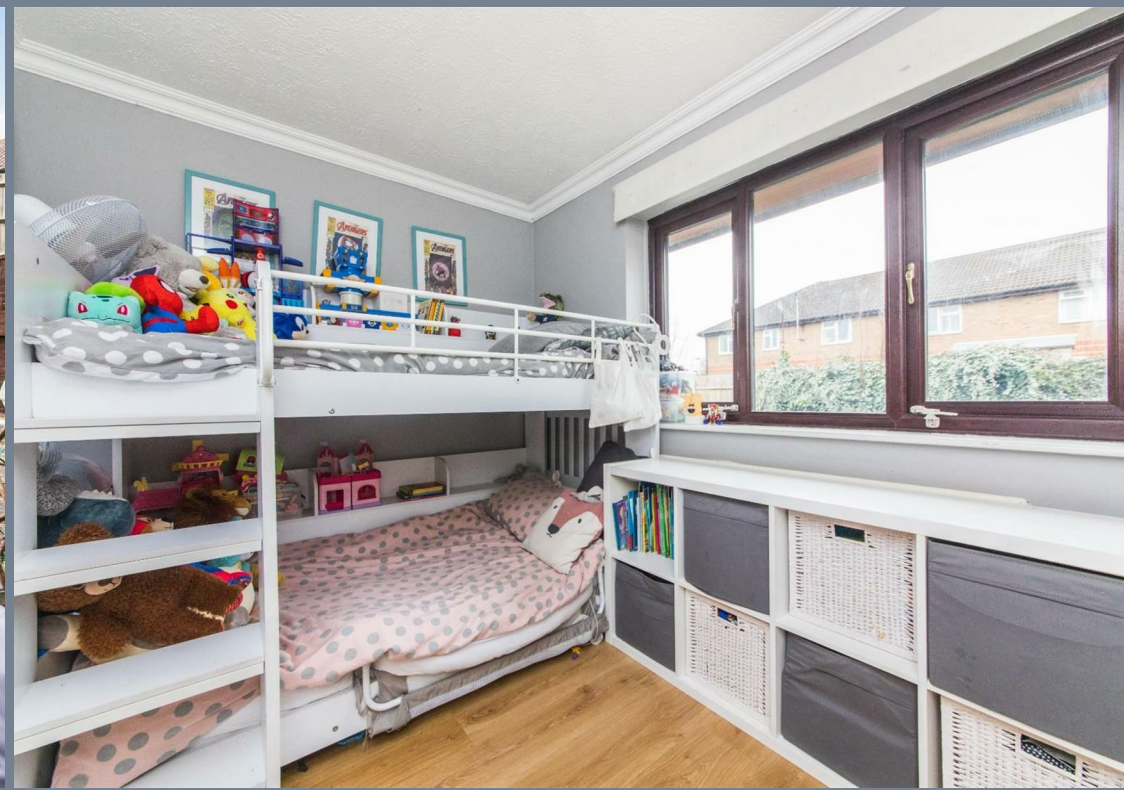
7'4 x 6' (2.24m x 1.83m)

### Rear Garden

30' (9.14m)

### Allocated Parking Space





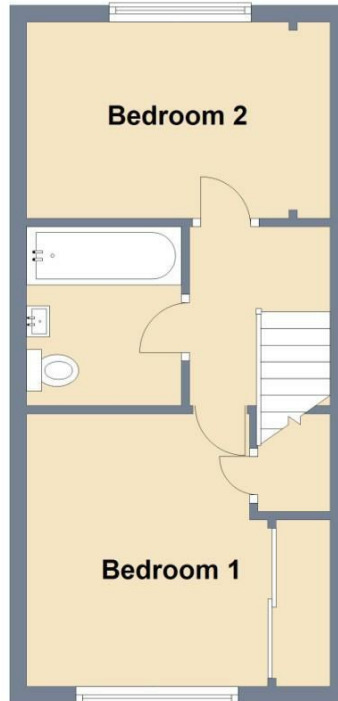
### Ground Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



### First Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



Total area: approx. 59.0 sq. metres (635.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(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 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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