



Chichester Road, Greenhithe, DA9 9JT
Guide price £550,000

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Guide Price \$550,000 - \$600,000. A rarely available detached four bedroom with four en-suite bathroom/shower rooms properly located in a popular cul-de-sac in Greenhithe. The property has been extended, re-modeled and refurbished inside and out over the past few years and is beautifully presented throughout.

Formally a two bedroom bungalow, the current owners have retained two bedrooms on the ground floor, one with an en-suite bathroom and one with an en-suite shower room, offering potential buyers flexible accommodation.

The ground floor is completed by a 17'10 x 8'1 fitted kitchen which opens out into a spectacular 23'3 x 20'8 living room with lantern style roof window and double doors leading out onto the garden to the rear. There is also an entrance hall with stairs to the first floor and a ground floor cloakroom.

On the first floor there are two further double bedrooms both with en-suite shower rooms and built in wardrobes. There is potential to create a roof terrace from the main bedroom on to the extended living room below subject to the normal regulations.

The 45' x 30' landscaped garden to the rear has a modern Mediterranean feel to it with white fences, white washed walls, white flag stone patio areas and walkways which are dotted with potted ferns, palms and shrubs. There is a large office/studio at the back of the garden which has power and can have a number of uses.

To the side is a 42' long x 5'8 wide paved passage to the side which leads to the block paved driveway at the front.

Entrance Hall

11' x 5'10 (3.35m x 1.78m)

Ground Floor Cloakroom

6'6 x 2'9 (1.98m x 0.84m)

Bedroom Three

17'9 x 14'1 (5.41m x 4.29m)

En-Suite Three

8' x 3'2 (2.44m x 0.97m)

Bedroom Four

11'3 x 9'6 (3.43m x 2.90m)

En-suite Four

7'8 x 7'2 (2.34m x 2.18m)

Kitchen Area

17'10 x 8'1 (5.44m x 2.46m)

Living Room

23'3 x 20'8 (7.09m x 6.30m)

Landing

Bedroom One

19'6 x 10'10 (5.94m x 3.30m)

En-Suite One

7'8 x 7'2 (2.34m x 2.18m)

Bedroom Two

14'4 x 9'2 (4.37m x 2.79m)

En-suite Two

8'4 x 6'8 (2.54m x 2.03m)

Rear Garden

45' x 30' (13.72m x 9.14m)

Studio / Office

Side Garden

42'2 x 5'8 (12.85m x 1.73m)

Front Driveway







Total area: approx. 150.4 sq. metres (1619.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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