



THE
HOMES
GROUP



Kingfisher Drive, Greenhithe, DA9 9RT
Asking price £540,000



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 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

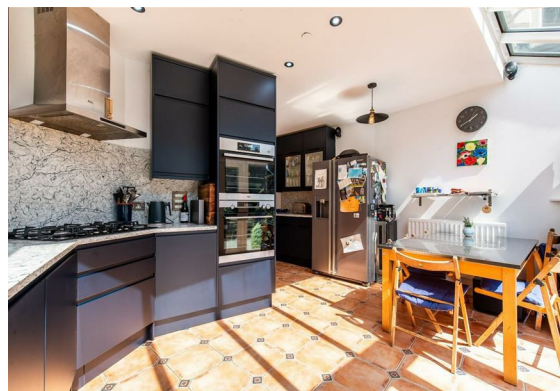
11' x 8'9 (3.35m x 2.67m)

Third Floor Landing Storage Cupboard

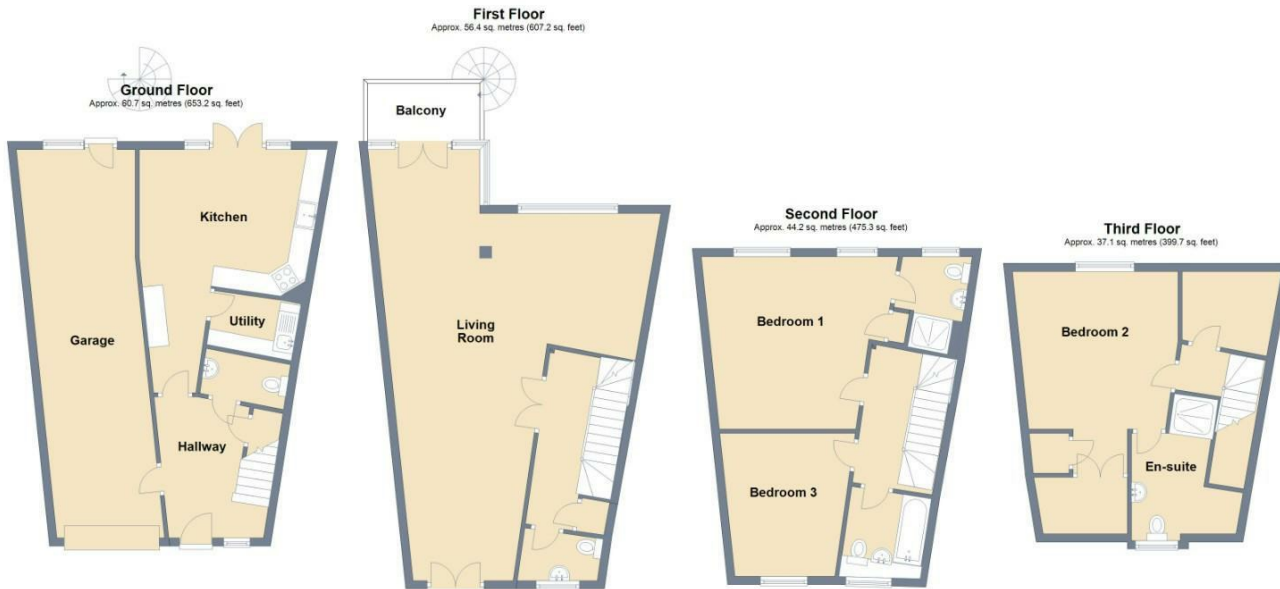
6'8 x 5'7 (2.03m x 1.70m)

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) A		
(81-91) B		81
(69-80) C	71	
(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.

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.