



Knockhall Chase, Greenhithe, DA9 9EW  
Guide price £300,000

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Guide Price £300,000 - £320,000. A chance to purchase this re-furnished two double bedroom, two reception room Victorian style terraced house conveniently located for Bluewater (0.9 miles) and Greenhithe Station. (0.6 miles).

There is a separate lounge accessed from the entrance hall which leads into the dining room, from the dining room there is access to both the utility room and re-fitted kitchen which also leads onto the lobby and ground floor cloakroom.

On the first floor there are two double bedrooms and the family bathroom. There is an inner hallway connecting the bathroom to the bedrooms providing access to the bathroom from both bedrooms. There is also an enclosed access from the inner hallway to a set of fixed stairs that lead to the loft space.

To the rear is a 60' garden which has patio area and areas of grass. There is a rear pedestrian access to the garden too. The property is offered with no forward chain.

#### Entrance Hall

#### Living Room

13' x 10'2 (3.96m x 3.10m)

#### Dining Room

13'10 x 13'2 (4.22m x 4.01m)

#### Kitchen

9'10 x 7'6 (3.00m x 2.29m)

#### Lobby

#### Ground Floor Cloakroom

#### Utility Room

10'2 x 5'4 (3.10m x 1.63m)

#### Landing

12'9 x 2'9 (3.89m x 0.84m)

#### Bedroom One

13'6 x 13' (4.11m x 3.96m)

#### Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

#### Bathroom

10' x 7'4 (3.05m x 2.24m)

#### Garden

60' (18.29m)

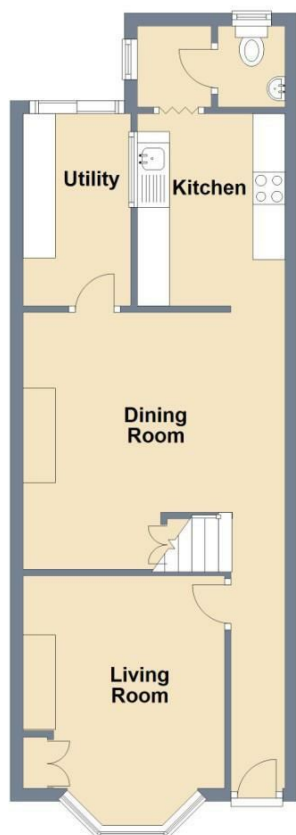








**Ground Floor**  
Approx. 46.1 sq. metres (496.0 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 83.6 sq. metres (899.6 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            | 65                      |           |
| (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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