



Whites Close, Greenhithe, DA9 9JL  
Guide price £425,000 - £450,000 Freehold



GUIDE PRICE £425,00 - £450,000. The Homes Group are delighted to offer to the market this three bedroom semi-detached house located in a cul-de-sac in Greenhithe which benefits from having two reception rooms, a family bathroom and an en-suite shower room plus a ground floor cloakroom, a separate utility room, driveway to front and a south facing rear garden.

The accommodation comprises of an entrance hall, ground floor cloakroom, dining room which is open to the kitchen, a separate living room, utility room on the ground floor. Upstairs there are three bedrooms, the main bedroom benefiting from an en-suite shower room plus a family bathroom.

The south facing garden to the rear is mainly laid to lawn and has side pedestrian access too. There is a driveway to the front that provides parking for at least one car and the garage - part of which has been utilised to create an office which is also accessible from the living room.

**Entrance Hall**

**Ground Floor Cloakroom**

**Dining Room**

13'7 x 9'8 (4.14m x 2.95m)

**Kitchen**

10'1 x 8' (3.07m x 2.44m)

**Living Room**

15'9 x 9'10 (4.80m x 3.00m)

**Office**

8'1 x 6'5 (2.46m x 1.96m)

**Utility Room**

10' x 3'9 (3.05m x 1.14m)

**Landing**

11'4 x 9'6 (3.45m x 2.90m)

**Bedroom One**

12'7 x 11'9 (3.84m x 3.58m)

**En-Suite Shower Room**

**Bedroom Two**

12'8 x 11'3 (3.86m x 3.43m)

**Bedroom Three**

10'2 x 6'8 (3.10m x 2.03m)

**Family Bathroom**

6'10 x 6'2 (2.08m x 1.88m)

**Rear Garden**

45' (13.72m)

**Garage/Store**

11'8 x 8'1 (3.56m x 2.46m)

**Driveway**

**Tenure: Freehold**

**Council Tax: Band D**





### Ground Floor

Approx. 48.8 sq. metres (524.8 sq. feet)

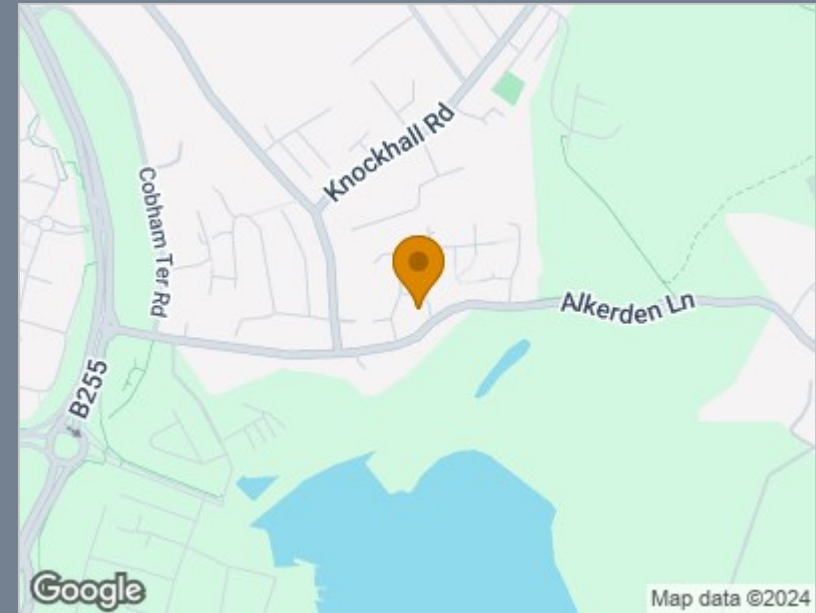


### First Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



Total area: approx. 97.9 sq. metres (1053.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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 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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