



Ingress Gardens, Greenhithe, DA9 9HN

Guide price £350,000 Freehold



A beautifully presented three bedroom end of terrace family home conveniently located for local schools, Bluewater and is situated within a mile of both Greenhithe and Swanscombe stations.

The entrance hall has an under stairs area to park the pushchair or could be utilised as a study area, there is a ground floor cloakroom and the living/dining room and kitchen which both have doors leading out to the low maintenance garden to the rear. On the first floor there are three good-sized bedrooms and the modern family bathroom.

The property is located at the end of a no through road and overlooks woodland to the rear.

Entrance Hall

Ground Floor Cloakroom

Living/Dining Room

22' x 13'1" (6.71m x 3.99m)

Kitchen

12'6" x 8'5" (3.81m x 2.57m)

Landing

13' x 6' (3.96m x 1.83m)

Bedroom One

13'9" x 11'1" (4.19m x 3.38m)

Bedroom Two

13'9" x 10'7" (4.19m x 3.23m)

Bedroom Three

8'10" x 8'1" (2.69m x 2.46m)

Bathroom

Rear Garden

24' x 21' (7.32m x 6.40m)

Front Garden

Council Tax - Band C

Tenure - Freehold





Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)

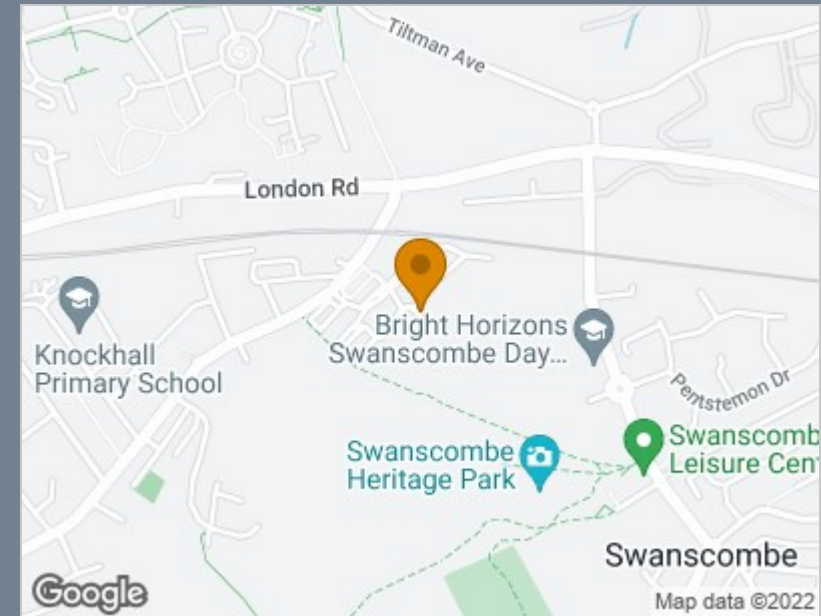


First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | 72 | |
| (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.

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