



Steele Avenue, Greenhithe, DA9 9PH  
Guide price £475,000 - £500,000 Freehold

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Guide Price £475,000 - £500,000 The Homes Group are delighted to present to the market this three bedroom link-detached house set within the sought after Worcester Park development. The home is very well presented throughout with a lovely garden, parking for three cars & located within a short walk of Greenhithe & Stone Crossing stations, Asda and Bluewater. Accommodation includes: entrance hall, cloakroom, study, two receptions, utility & kitchen with three bedrooms & bathroom on the first floor.

**Entrance Hall**

**Cloakroom**

**Study**

9'9 x 8'1 (2.97m x 2.46m)

**Living Room**

15'4 x 13'5 (4.67m x 4.09m)

**Dining Room**

10'9 x 8'9 (3.28m x 2.67m)

**Lobby**

**Utility Room**

5'7 x 5'2 (1.70m x 1.57m)

**Kitchen**

11'4 x 8' (3.45m x 2.44m)

**Landing**

**Bedroom One**

11'7 to wardrobes x 9'11 (3.53m to wardrobes x 3.02m)

**Bedroom Two**

10'10 x '9'11 narrowing to 8'5 (3.30m x '3.02m narrowing to 2.57m)

**Bedroom Three**

8' x 6'11 (2.44m x 2.11m)

**Bathroom**

6'6 x 6'4 (1.98m x 1.93m)

**Garden**

**Driveway**

**Garage Store**

**Tenure: Freehold**

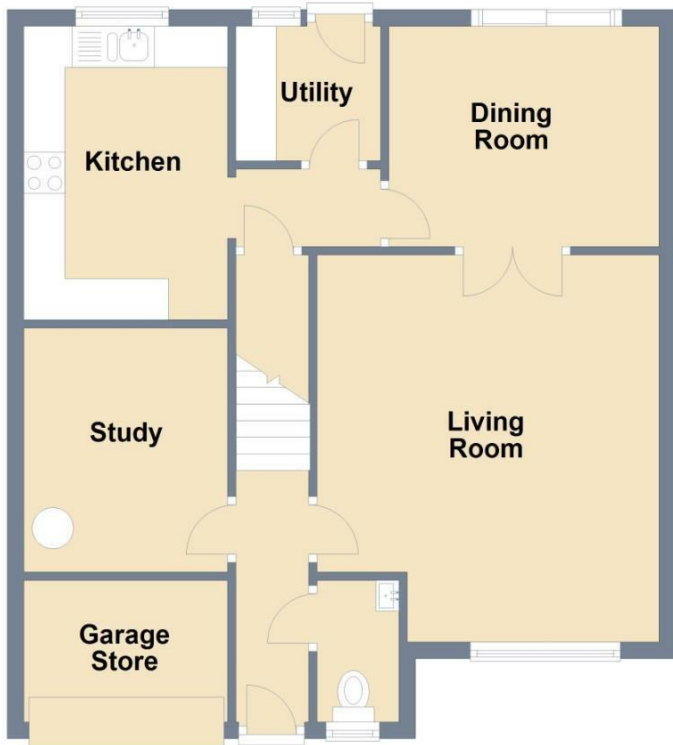
**Council Tax: Band E**





### Ground Floor

Approx. 62.0 sq. metres (667.8 sq. feet)

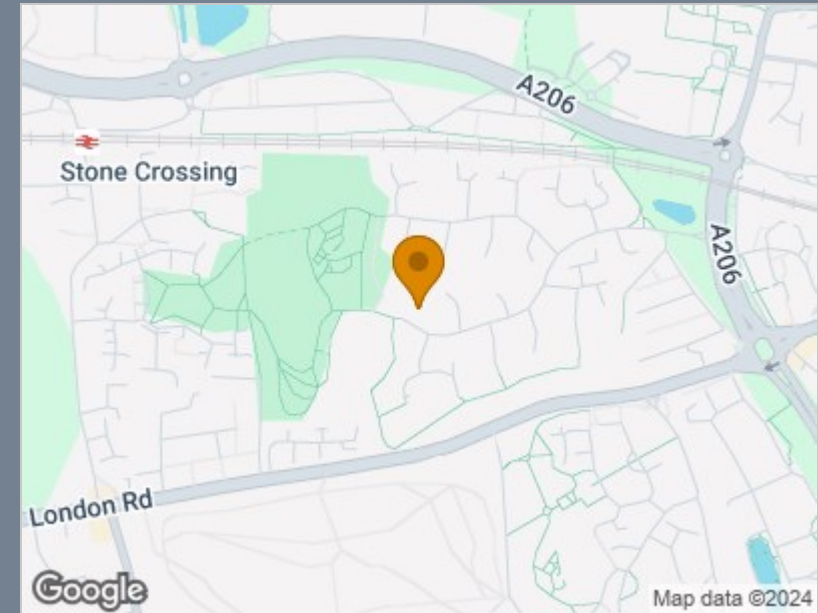


### First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 100.3 sq. metres (1079.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</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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