



Argles Close, Greenhithe, DA9 9PA  
Guide price £425,000 - £450,000 Freehold

Guide Price £425,000 - £450,000. The Homes Group are delighted to offer to the market this beautifully presented three bedroom semi-detached family home located on the popular Worcester Park development in Greenhithe which is situated within close proximity of Greenhithe Station and Bluewater.

The accommodation comprises of a 14'8 x 11'6 living room, a 14'8 x 13' kitchen/diner which is open to the 9'10 x 7' conservatory style extension. There are three bedrooms and a family bathroom upstairs and a 40' garden to the rear. The property comes with a 15'8 x 8' garage with a driveway for two cars to the front of the garage.

### Entrance Hall

### Living Room

14'8 x 11'6 (4.47m x 3.51m)

### Kitchen/Diner

14'8 x 13' (4.47m x 3.96m)

### Conservatory

9'10 x 7' (3.00m x 2.13m)

### Landing

### Bedroom One

11'9 to wardrobes x 8'9 (3.58m to wardrobes x 2.67m)

### Bedroom Two

11'4 x 8'4 (3.45m x 2.54m)

### Bedroom Three

8'5 x 5'9 (2.57m x 1.75m)

### Bathroom

### Rear Garden

40' (12.19m)

### Garage to Side

15'8 x 8' (4.78m x 2.44m)

### Driveway to Front of Garage

### Tenure - Freehold

### Council Tax - Band C





**Ground Floor**  
Approx. 41.5 sq. metres (447.2 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 75.3 sq. metres (810.7 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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