



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)

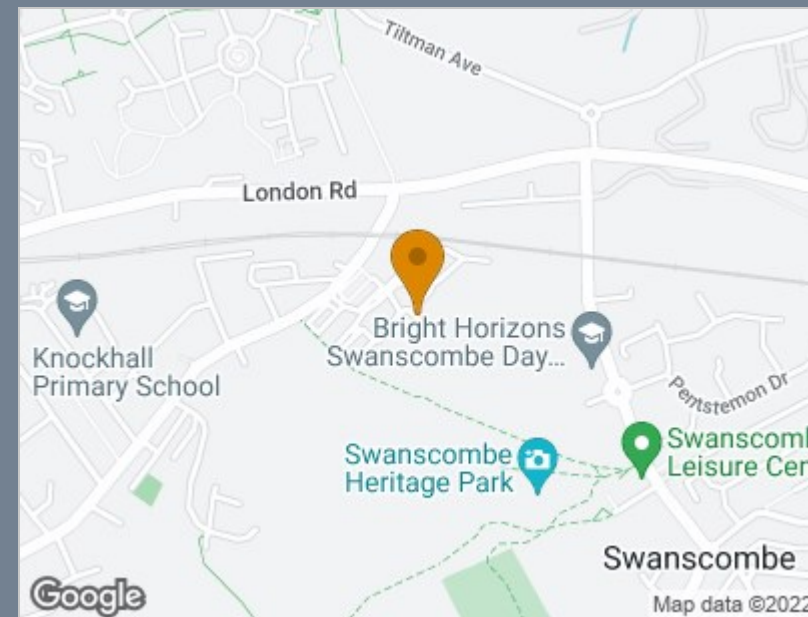


### First Floor

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			
<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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.