



Ingress Park Avenue, Greenhithe, DA9 9XJ  
Guide price £500,000 Freehold

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The Homes Group are delighted to present to the market this four double bedroom three storey house set within the award winning Ingress Park development. The home offers versatile accommodation ideal for a large family and home working. You can enjoy the sunshine throughout the day from a low from the first floor balcony & low maintenance rear garden.

Accommodation comprises of: Entrance hall, cloakroom, bedroom four, kitchen & conservatory, all on the ground floor. On the first floor is the living room, with access to balcony, a study/office, bedroom three and family bathroom. On the top floor is the master bedroom with en-suite and 2nd bedroom. Externally there is a rear garden with a covered passageway & double gates to the front, access to the 19' garage which has a parking space in front of it.

Please note: This home is subject to the following service charges.  
Garage: £123.87 for 1st May 2024 - 30th April 2025  
Ingress Park Grounds: £354.43 for 1st May 2024 - 30th April 2025

**Entrance Hall**

**Cloakroom**

**Bedroom Four**  
11'6 x 9'10 (3.51m x 3.00m)

**Kitchen**  
14'1 x 7'3 (4.29m x 2.21m)

**Conservatory**  
13'5 x 9'5 (4.09m x 2.87m)

**First Floor Landing**

**Living Room**  
14' x 11'6 (4.27m x 3.51m)

**Balcony**

**Study**

**Bedroom Three**  
14' x 7'3 (4.27m x 2.21m)

**Bathroom**

**Second Floor Landing**

**Master Bedroom**  
11'10 to wardrobes x 11'6 (3.61m to wardrobes x 3.51m)

**En-Suite**  
8'1 x 4'6 (2.46m x 1.37m)

**Bedroom Two**  
14'1 x 9'9 (4.29m x 2.97m)

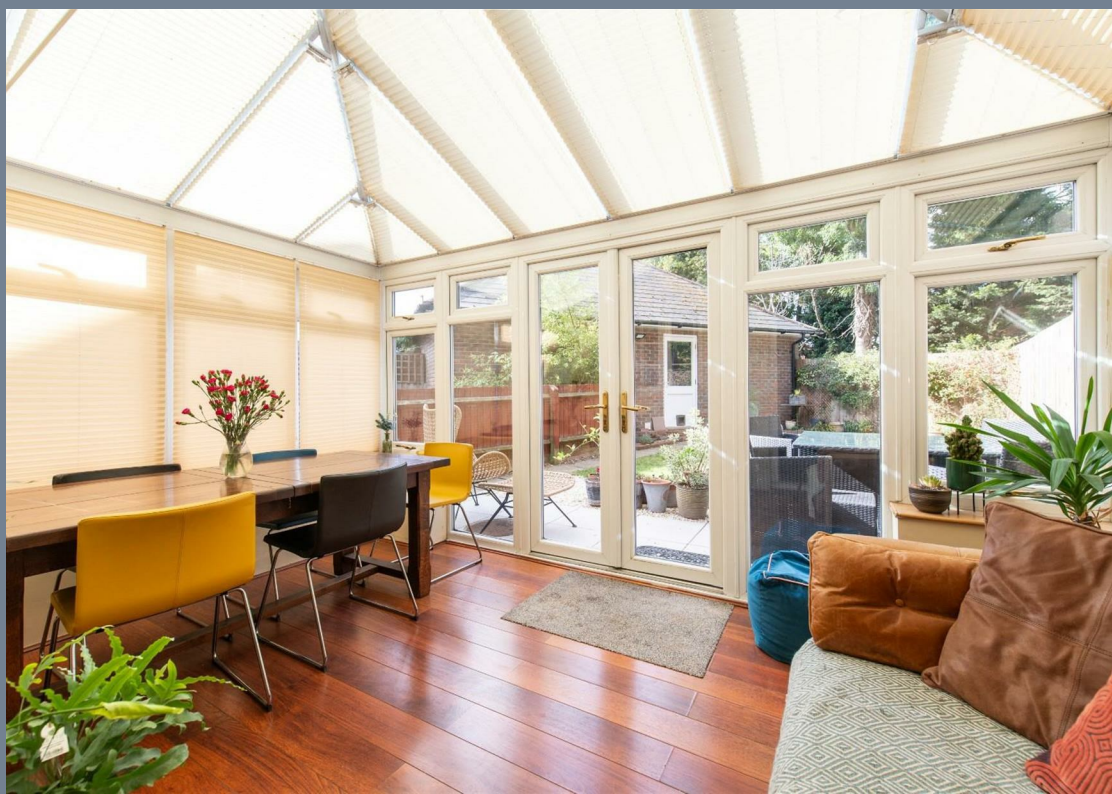
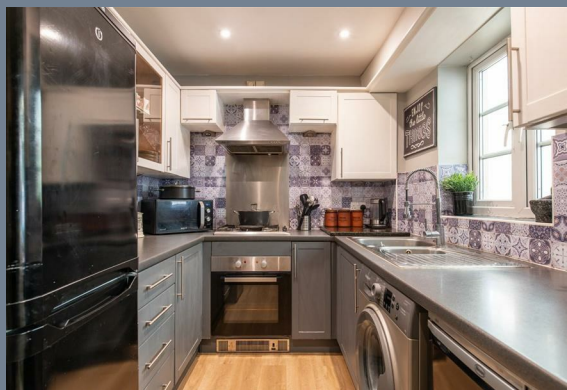
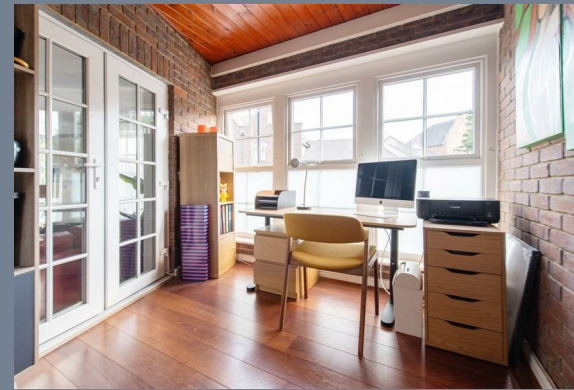
**Garden**

**Garage**  
19'2 x 9 (5.84m x 2.74m)

**Parking**

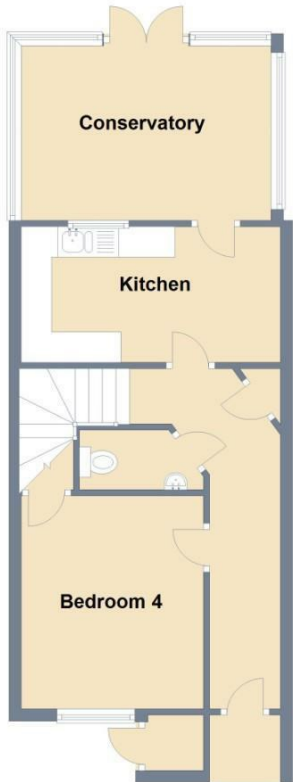
**Tenure: Freehold**

**Council Tax: Band E**





**Ground Floor**  
Approx. 48.2 sq. metres (519.2 sq. feet)



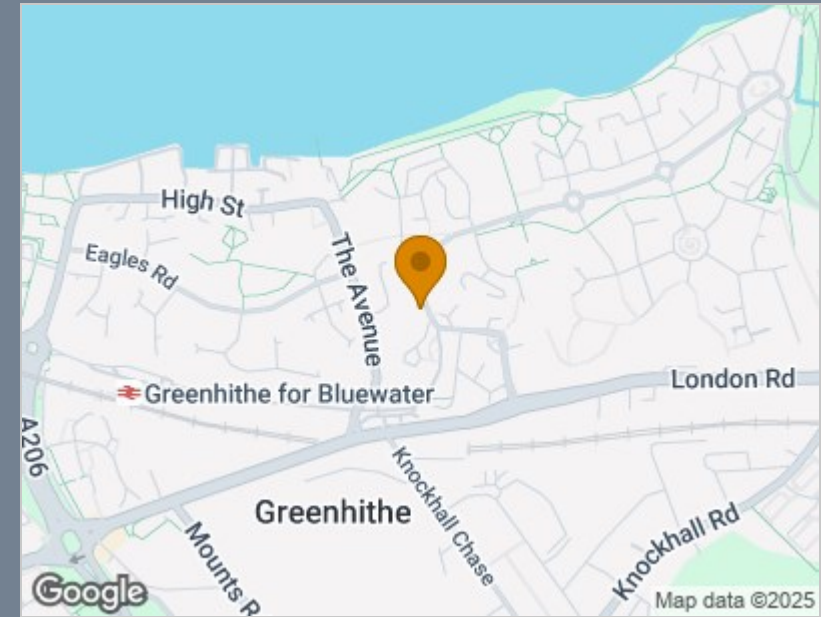
**First Floor**  
Approx. 42.2 sq. metres (454.4 sq. feet)



**Second Floor**  
Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 124.3 sq. metres (1337.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</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>		
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.

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.