



Whitby Close, Greenhithe, DA9 9QE  
Asking price £350,000 Freehold



The Homes Group are delighted to present to the market this two bedroom semi-detached house with a 12' x 9'4 conservatory, a 35' rear garden and a driveway for two cars that is located in a quiet close on the popular Worcester Park development which is a 10 minute walk from Greenhithe station.

The accommodation comprises of an entrance hall, a 14' x 11'8 living room, an 11'8 x 8'4 kitchen which leads to the 12' x 9'4 conservatory that overlooks the garden. On the first floor are the two bedrooms and shower room. There is a 35' garden to the rear and a driveway for two cars to the front.

The property could be extended to the side, subject to planning permission, and is offered with no forward chain.

#### Entrance Hall

#### Living Room

14' x 11'8 (4.27m x 3.56m)

#### Kitchen

11'8 x 8'4 (3.56m x 2.54m)

#### Conservatory

12' x 9'4 (3.66m x 2.84m)

#### Landing

#### Bedroom One

11'8 x 8'8 (3.56m x 2.64m)

#### Bedroom Two

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

#### First Floor Shower Room

8' x 5' (2.44m x 1.52m)

#### Rear Garden

35' (10.67m)

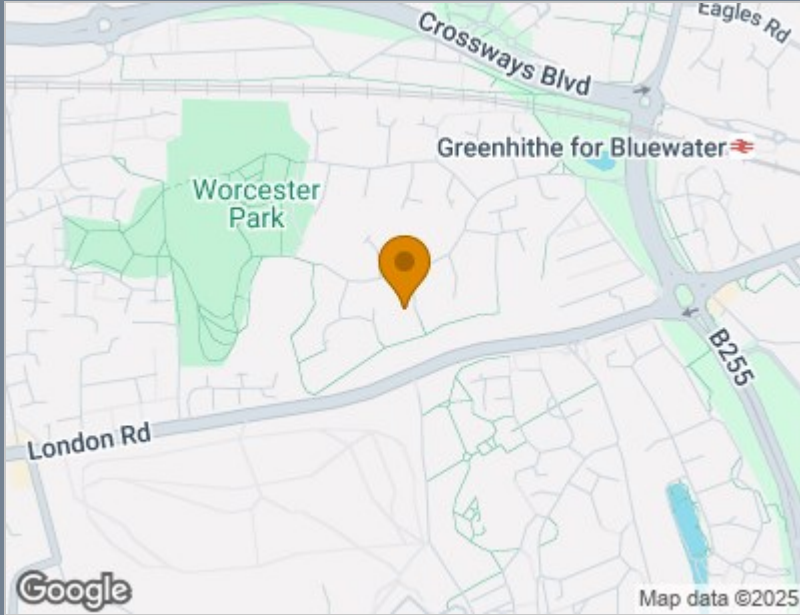
#### Driveway to Front

#### Tenure - Freehold

#### Council Tax - Band D







| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 71                      | 75        |
| (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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