



Wolsey Crescent, Greenhithe, DA9 9TG  
Guide price £600,000 Freehold

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Guide Price £600,000 - £650,000. A rare chance to purchase an extended five double bedroom, three bathroom, three reception room, semi-detached family home located in a quiet road on the popular Waterstone Park development which is conveniently located for Greenhithe Station and Bluewater.

The current owners have extended the property on the ground and first floors to provide a dining room and extra double bedroom. The entrance hall opens in to the living room and has doors to the kitchen/diner and cloakroom. The living room has double doors leading out to the garden as does the dining room which is located through the kitchen/diner. There are three bedrooms, one with an en-suite shower room and the family bathroom on the first floor with the remaining two double bedrooms on the second floor, one with an en-suite shower room and the other with a balcony overlooking the green space and mature trees to the front.

There is a sunny 40' x 38' garden to the rear as well as the detached garage, plus there are two allocated parking spaces at the front of the house too.

Please note this home is subject to a service charge which we have been advised is currently £193 per annum. Details to be verified by sellers solicitor.

#### Entrance Hall

7'5 x 7' (2.26m x 2.13m)

#### Ground Floor Cloakroom

#### Living Room

19' x 15'10 narrowing to 11' (5.79m x 4.83m narrowing to 3.35m)

#### Kitchen/Breakfast Room

13'2 x 12' (4.01m x 3.66m)

#### Dining Room

18' x 11'2 (5.49m x 3.40m)

#### First Floor Landing

19'4 x 6'9 (5.89m x 2.06m)

#### Bedroom Three

16'4 x 10'9 (4.98m x 3.28m)

#### En-Suite Shower Room

#### Bedroom Four

18' x 11' (5.49m x 3.35m)

#### Bedroom Five

12'2 x 8'3 (3.71m x 2.51m)

#### Bathroom

8'6 x 6'9 (2.59m x 2.06m)

#### Second Floor Landing

#### Bedroom One

14'5 x 11'3 (4.39m x 3.43m)

#### En-Suite Shower Room

7' x 4'9 (2.13m x 1.45m)

#### Bedroom Two

14'2 x 12'4 (4.32m x 3.76m)

#### Balcony

11'7 x 4'4 (3.53m x 1.32m)

#### Rear Garden

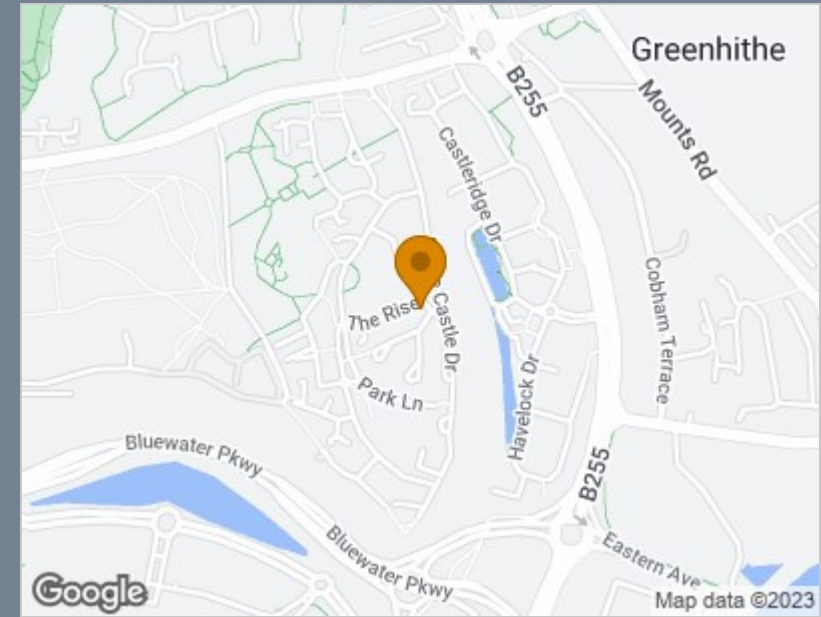
40' x 38' at widest points (12.19m x 11.58m at widest points)







Total area: approx. 159.9 sq. metres (1720.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(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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