



Cowley Avenue, Greenhithe, DA9 9QA  
Guide price £525,000 Freehold



Guide Price £525,000 - £550,000. A chain free detached house located in the sought after Worcester Park development. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family, kitchen with separate utility room. With four bedrooms, en-suite to master bedroom & family bathroom on first floor.

Spanning across 1,310 square feet, this house provides plenty of room for your family to grow and create lasting memories. Externally features include front & rear gardens plus driveway parking, making it ideal for those with multiple cars or guests visiting.

Don't miss the opportunity to make this house your home. Embrace the tranquillity of Worcester Park while still being within easy reach of local amenities and transport links.

#### Entrance Hall

#### Cloakroom

#### Living Room

16'7" + bay x 12'9" x 9" (5.05m + bay x 3.89m x 2.74m)

#### Dining Room

9'10" x 9'6" (3.00m x 2.90m)

#### Kitchen

9'6" x 9'3" (2.90m x 2.82m)

#### Utility

9'6" x 5'4" (2.90m x 1.63m)

#### Additional Bathroom (Part of original garage)

9'11" x 8'1" (3.02m x 2.46m)

#### Landing

#### Master Bedroom

14' x 13' (4.27m x 3.96m)

#### En-suite

#### Bedroom Two

12'6" x 8'10" (3.81m x 2.69m)

#### Bedroom Three

10'10" x 9'9" (3.30m x 2.97m)

#### Bedroom Four

8'3" x 8'3" (2.51m x 2.51m)

#### Bathroom

#### Garden

#### Garage (Bike & bin storage)

#### Driveway

#### Tenure - Freehold

#### Council Tax - Band E





### Ground Floor

Approx. 66.1 sq. metres (711.6 sq. feet)

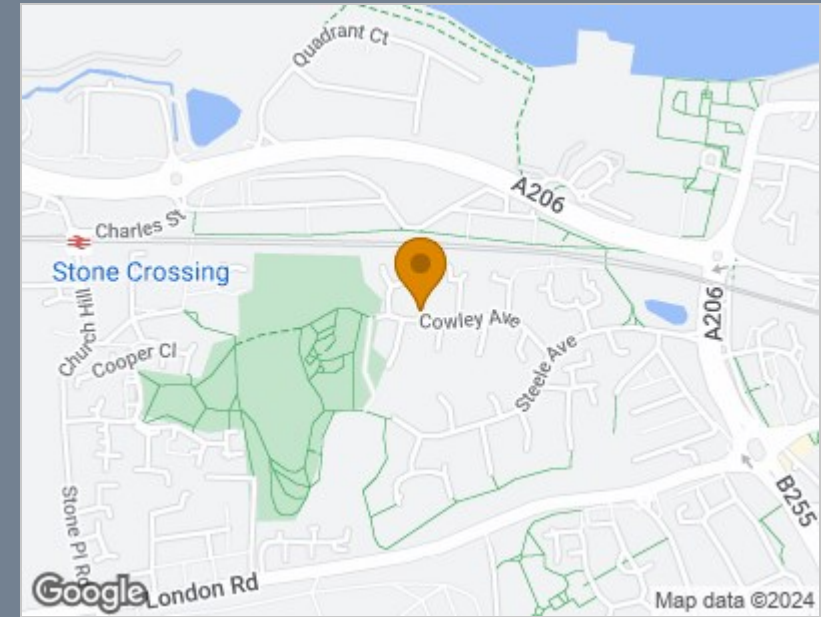


### First Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



Total area: approx. 121.7 sq. metres (1310.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(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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