



Cotton Lane, Greenhithe, DA9 9BF  
Guide price £425,000 Freehold

The Homes Group are delighted to present to the market this unique and beautifully presented period style property located within walking distance of Stone Crossing Station. The original lower floor of the property has been professionally converted to provide an extra living room, bedroom and cloakroom.

The entrance door to the side of the building opens into an impressively spacious 27'2 x 16'2 kitchen/dining room which boasts windows to three sides and high ceilings. From here there are staircases leading to the lower level which has a 14'6 x 12'6 living room with windows to the front and side, a 13'2 x 7'10 third bedroom which is currently being used as an office plus a cloakroom.

On the first floor is the 16' x 12' main bedroom, the 9' x 8'8 second bedroom and a large bathroom with corner bath and shower cubicle.

The 30' garden to the rear has an area of lawn and patio plus there is parking for one car to the front of the property.

#### Entrance

**Kitchen/Dining Room**  
27'2 x 16'2 (8.28m x 4.93m)

**Lower Hallway**  
7'10 x 4'5 (2.39m x 1.35m)

**Living Room**  
14'6 x 12'6 (4.42m x 3.81m)

**Bedroom Three**  
13'2 x 7'10 (4.01m x 2.39m)

#### Cloakroom

**First Floor Landing**  
15' x 7' (4.57m x 2.13m)

**Bedroom One**  
16' x 12' (4.88m x 3.66m)

**Bedroom Two**  
9' x 8'8 (2.74m x 2.64m)

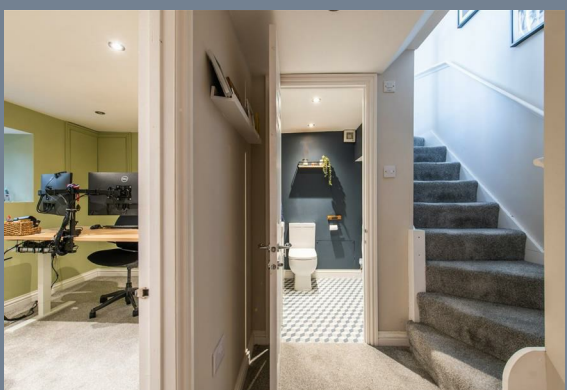
**Bathroom**  
8'10 x 8'5 (2.69m x 2.57m)

**Rear Garden**  
30' (9.14m)

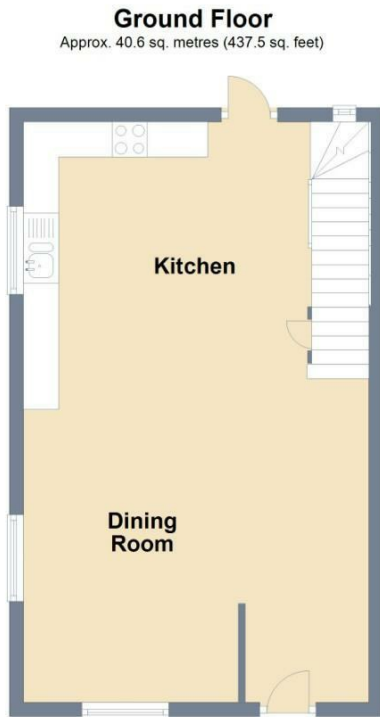
**Allocated Parking Space**

**Tenure - Freehold**

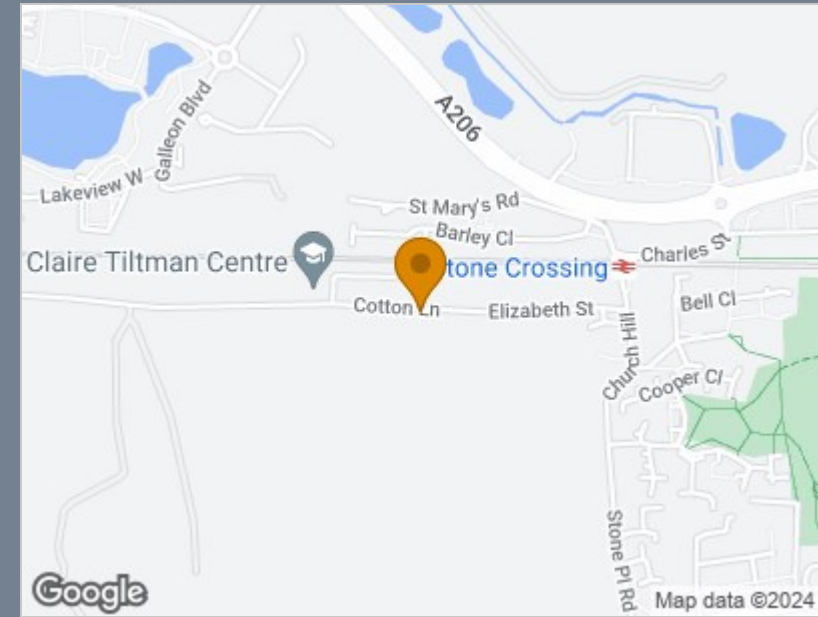
**Council Tax - B**







Total area: approx. 120.2 sq. metres (1294.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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 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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