

Freehold £400,000

Cherry Hinton Close, Western Cross, Greenhithe, Kent DA10 1FW



- Two Storey, Two Bedroom, End of Terrace House
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Short Walk from Bluewater Shopping Centre
- Approx. 892 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Parking Space (EV charging point available)
- Greenhithe Station Within Easy Reach

## GENERAL DESCRIPTION

This recently-constructed and smartly-presented property forms one end of a short, four-house terrace. There is a cloakroom/WC just off the entrance hall with most of the remainder of the ground floor devoted to a full-length (thirty-one-foot) open-plan kitchen/reception room. Features include attractive flooring, sleek units, integrated appliances and patio doors that lead out to the rear garden. Upstairs, on the first floor, is a spacious main bedroom with en-suite shower room plus a second, good-sized, double bedroom and a simple yet stylish bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house comes with a forecourt parking space plus shared use of the visitor spaces. Bluewater Shopping Centre is only a short walk away and Greenhithe Railway Station can also be reached on foot, via bus or by brief bike ride.

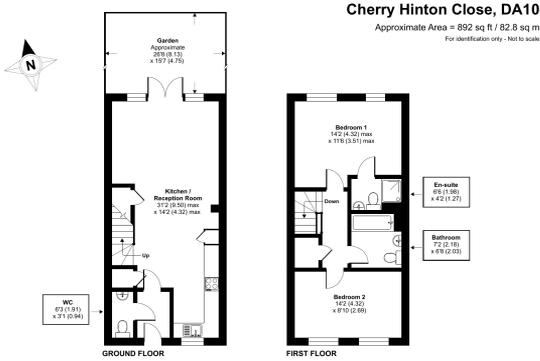
**Tenure:** Freehold.

**Estate Charge:** £36.96 per month (subject to annual review).

**Council Tax:** Band D, Dartford Borough Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



ⓘ Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © Urban Moves Ltd. Produced for Urban Moves REF: 1403360

**Cherry Hinton Close, DA10**

Approximate Area = 692 sq ft / 62.8 sq m  
For information only - Not to scale

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**

**W.C.**

6' 3" x 3' 1" (1.91m x 0.94m)

**Reception**

31' 2" max. x 14' 2" max. (9.50m x 4.32m)

**Kitchen**

included in reception measurement

**Garden**

approximately 26' 8" x 15' 7" (8.13m x 4.75m)

### FIRST FLOOR

**Landing**

**Bedroom 1**

14' 2" max. x 11' 6" max. (4.32m x 3.51m)

**En-Suite Shower Room**

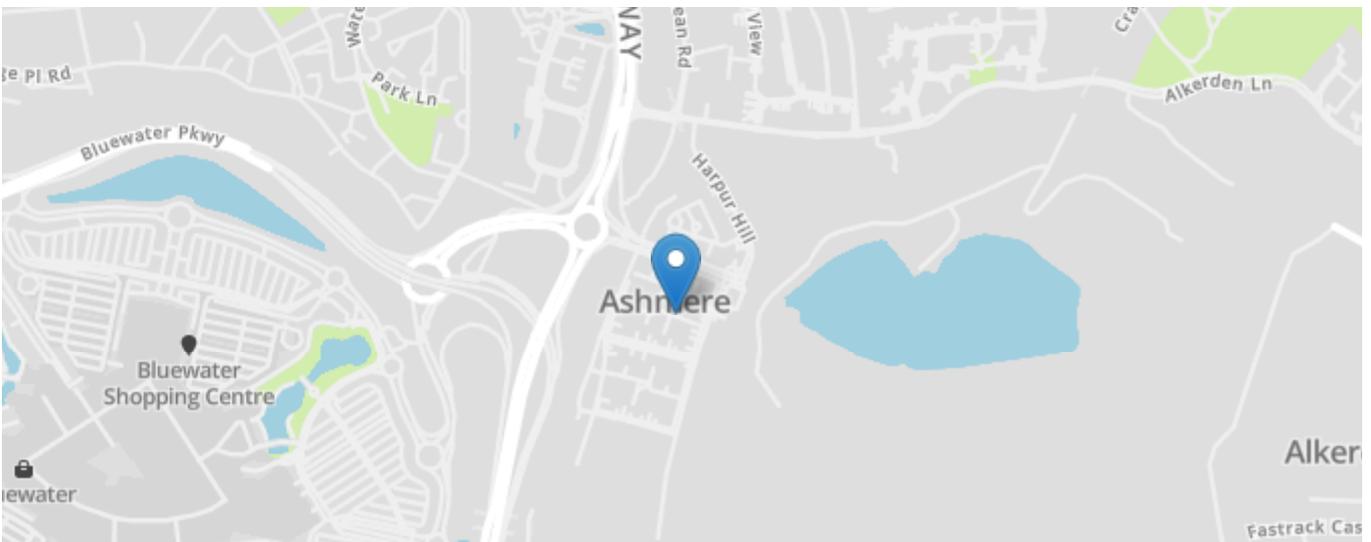
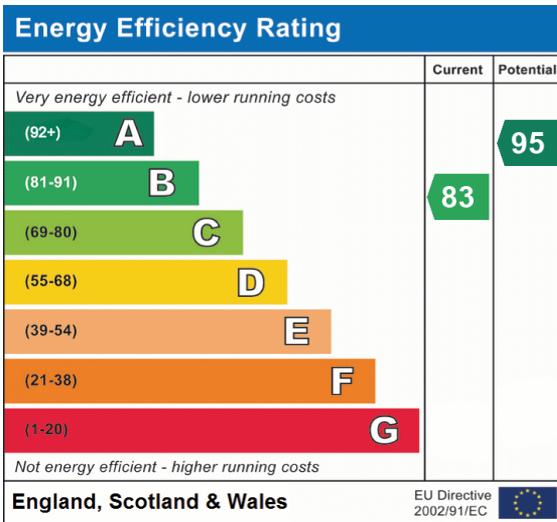
6' 6" max. x 4' 2" max. (1.98m x 1.27m)

**Bathroom**

7' 2" max. x 6' 8" max. (2.18m x 2.03m)

**Bedroom 2**

14' 2" x 8' 10" (4.32m x 2.69m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.