



TOTAL APPROX. FLOOR AREA 548 SQ.FT. (51.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Zoopla.co.uk

PrimeLocation.com

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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Offers In The Region Of
£240,000**

Knockhall Road Greenhithe

A unique opportunity to purchase a rarely available, purpose-built, ground floor maisonette, for sale with no onward chain. Located within walking distance of Swanscombe and Greenhithe train stations, this lovely property would be a perfect home for a first time buyer or buy to let investor alike.

Benefiting from your own front door and not a communal entrance, a porch leads to the main entrance hall, with ample storage cupboard, and allowing access to a good sized living and dining area. The separate kitchen is fitted with wall and base units and offers ample space for appliances. The generous master bedroom benefits from having built-in wardrobes. The second bedroom and the modern family bathroom are also accessed off the main entrance hall.

To the side of the property, an outbuilding offers a large storage area. The low-maintenance, fully fenced garden has 2 sheds and off-road parking.

Located near to the local recreation ground and play park, whilst within 1 mile to Swanscombe and Greenhithe train stations. A short drive to Ebbsfleet International train station means you could be enjoying the buzz of Central London within 19 minutes or Paris within 2 hours, using the high speed train links. Having access to the M25 / A2 allows you to connect to all major road links locally with ease. Bluewater Shopping Centre is the perfect spot for entertainment, shopping and has many restaurants to keep you busy and only a short drive away. Three good primary schools are within a mile and the local secondary school is a short drive / bus away.

Call Anthony Martin Estate Agents for more information today.
EPC rating D



- No Onward Chain
- Two Bedroom Ground Floor Maisonette
- Sizeable Lounge
- DG & GCH Throughout
- Your Own Private Garden
- Off Road Parking
- Long Lease: 900 Years Plus + Shared Freehold
- Peppercorn Ground Rent
- Close To Bluewater Shopping Centre
- EPC Rating D

