

TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.
These measurements have been made to provide a general guide only and are not intended to be used for any other purpose. The purchaser is 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.
Measurements taken on 15/04/2023

rightmove

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com



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
£275,000**

Sanderling Way Greenhithe

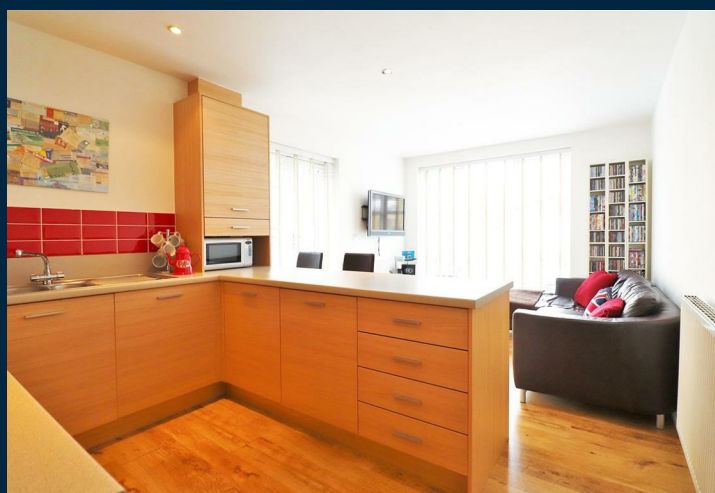
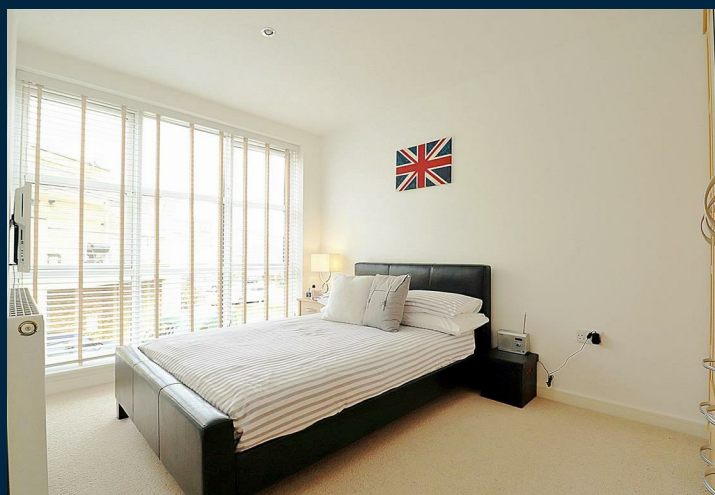
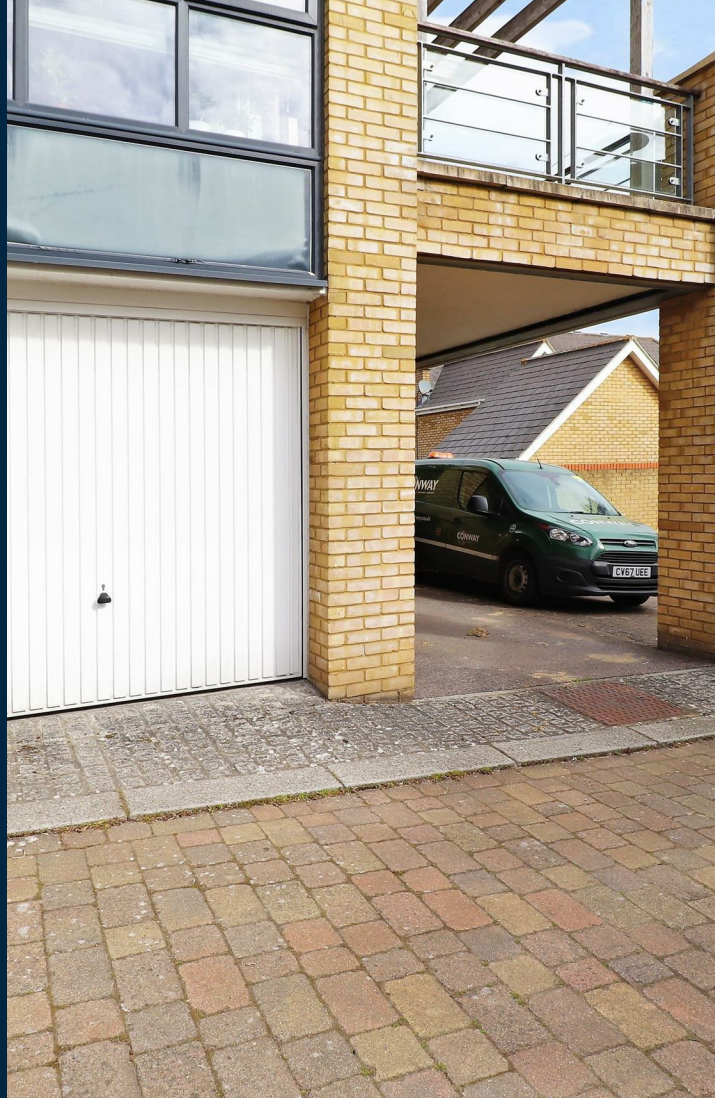
***** SOLD BY ANTHONY MARTIN. SIMILAR PROPERTIES WANTED *****

A rare opportunity to purchase an amazing coach house, which is located within the popular Waterstone Park and is beautifully presented throughout.

This charming property which offers bright and spacious accommodation and benefits from a good size entrance hall leading to the first floor. The lounge/diner is open plan to a contemporary kitchen which boasts space for appliances, giving you plenty of room to entertain and dine with friends. The two sizeable bedrooms are spacious and filled with natural light from the large floor to ceiling windows. There is a separate modern family bathroom with a shower over the bath. The central heating and double glazing gives you that extra peace of mind that this home will be warm and secure. This property is ideal for a first time buyer or an investor, as it is ready for you to move into and relax. Externally, there is a garage, giving you peace of mind that your vehicle is secure.

Located 0.5 miles to Greenhithe train station and would be perfect for commuting. The Ebbsfleet International train station is only 1.5 miles away. This means you could be enjoying the buzz of Central London within 19 minutes or Paris within 2 hours when using the high speed train links. Having access to the M25 / A2 allows you to connect to all major road links locally. A short walk to Bluewater Shopping Centre with its fantastic selection of entertainment, shopping and has many restaurants to keep you busy. Three good primary schools are within a mile and the local secondary school is only 1.4 miles away. Surrounded by the impressive parks and country walks, makes this the perfect location for you.

Please call Anthony Martin Estate Agents today, for more information. EPC Rating Awaited



- Modern Coach House
- 8'7 X 18'5 Sun Terrace
- 2 good size Bedrooms
- Contemporary Bathroom
- Open Plan Living and Kitchen Area
- Popular Waterstone Park Development
- Walking To Station
- Close To Recreation Parks
- Near To Local Amenities
- EPC Rating Awaited

