

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Prepare to be Amazed...**  
**Chandlers Mews, Greenhithe**

**Offers In Excess of £325,000**  
**LEASEHOLD**

Chain Free and welcomed to the market is this immaculately presented 2 / 3 Bedroom Mews House. Located on the Award Winning 'Crest Nicholson' Ingress Park Development, and benefitting from numerous transport links to 'Greenhithe' and 'Ebbsfleet International' Train Stations, the A2 / M25, and Bluewater Shopping Centre, this property further boasts; ample living space, an en-suite, balcony & roof-terrace, as well as an integral garage. Call today to avoid disappointment! EPC Rating 78 C

**FEATURES INCLUDE:**

- 2/3 Bedroom Mews House**
- 0.8 Miles to Greenhithe Station**
- Garage & Secure Bin Shed**
- Roof Terrace**
- En-Suite & Balcony**
- EPC Rating 78 C**

REF: 10584

**01322 272 144**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**ENTRANCE HALL** Welcoming you into this deceptively spacious property is the Entrance Hall. Boasting a double-glazed feature front door, a radiator, fitted carpet, and stairs to the first floor landing.

**FIRST FLOOR LANDING** The First Floor Landing comprises of a radiator, a large airing cupboard, and a fitted carpet.

**MASTER BEDROOM** 12' 9" x 12' 2" (3.89m x 3.71m) The Master Bedroom is of generous proportions and boasts a double-glazed door leading out to the balcony, as well as double-glazed windows to both the front and side which assist in creating a bright and welcoming ambience. Further benefiting from a range of built-in wardrobes, a wall-mounted radiator, a fitted carpet, alongside an adjoining en-suite.

**EN-SUITE** 6' 8" x 5' 6" (2.03m x 1.68m) The tastefully decorated En-Suite benefits from a low level W/C, a hand-wash basin, a heated towel-rail, and a fully-tiled walk-in shower (with glass bi-folding door). Effortless upkeep is provided by the wood laminate flooring, and part-tiled walls.

**BEDROOM TWO** 12' 1" x 8' 9" (3.68m x 2.67m) Carrying on the theme of space and comfort found throughout this delightful property is the Second Bedroom. With natural light provided via the double-glazed window to front, and warmth and comfort provided by the wall-mounted radiator, and luxurious fitted carpet.

**BATHROOM** 8' 6" x 7' 0" (2.59m x 2.13m) The Family Bathroom encompasses a modern three-piece suite incorporating; a low-level W/C, a bath, and a hand-wash basin. Further benefiting from a double-glazed 'Velux' window, a heated towel rail and easy to upkeep wood-laminate flooring and fully tiled walls.

**LOUNGE / DINER** 18' 4" x 12' 1" (5.59m x 3.68m) The Lounge / Diner is a real highlight of this fantastic property and measures an impressive 18'4 x 12'1. Benefitting from a double-glazed window to side, and further double-glazed patio doors which lead out onto the Roof Terrace, this room is completed with two wall-mounted radiators and a sumptuous fitted carpet.

**KITCHEN** 8' 5" x 7' 0" (2.57m x 2.13m) This Kitchen offers an efficient use of space, and is fitted with a range of matching wall and base units with worktops over, a sink and drainer unit (with mixer tap), an integrated electric oven with 4 ring gas hob (and accompanying over-head extractor fan), plumbing for a washing machine / dish-washer, as well as an integrated fridge / freezer. Further encompassing a double-glazed window to side and fully-tiled flooring.

**ROOFTOP TERRACE** Having to be seen to be fully appreciated, this property benefits from its very own private Roof Terrace, which offers the ideal space in which to sit back, relax and take in the peaceful surroundings.

**BEDROOM THREE** 18' 3" x 8' 2" (5.56m x 2.49m) Boasting its own double-glazed feature front door, a double-glazed window to front, as well as a very large walk-in cupboard, Bedroom Three is an additional bonus to this property and offers both versatility and practicality.

**GARAGE** 19' 5" x 9' 8" (5.92m x 2.95m) Offering off street parking or additional storage space is the secure Garage. Comprising of an 'up and over' garage door, a concrete hard-floor, as well as both power and light.

**Words of Wisdom:** *The Garage could potentially be converted into additional living space if required. (STPP)*

**SECURE BIN STORAGE** This property benefits from its own secure bin storage area.

