

SELLING & RENTING  
HOMES

— Since 2005 —



LAND ESTATES  
SALES, LETTINGS & MANAGEMENT



## BENDIGO WHARF, PIER ROAD GREENHITHE

FREEHOLD

£425,000

- Chain free.
- Secure Gated Development.
- Two parking spaces.
- Greenhithe Train Station and bus stops within walking distance.
- Near to a variety of schools.
- Detached Cottage.
- Three double bedrooms, three w.c's and en-suite shower room.
- Stunning River views.
- Bluewater Shopping Centre within walking distance.

Chain free! Guide price £425k - £450k.

Land Estates are proud to bring to the market this detached cottage with stunning river views. Built in circa 1890 this home offers tranquil, secure and thoroughly gorgeous family accommodation.

An abundance of care and attention has been lavished on this home and this is evident the moment you step through the front door.

Bendigo Wharf is an incredible development with a real sense of community.

Accessed via secure remote control gates and sitting within a large courtyard this glorious cottage, tucked away has so much to entice you.

Comprising of; Open plan lounge and dining room with a solid fuel cast iron wood burning stove and oakwood flooring throughout. There is a separate reception which is currently being used as an office but could easily be a playroom, bedroom or a snug.

The fully integrated contemporary kitchen with Granite work surfaces is a good size and just across the hallway is the first of the three toilets.

To the first floor, there are three good size double bedrooms. The master bedroom has the benefit of fitted wardrobes with those stunning river views. There is also an en-suite shower room.

The second bedroom is also very good size and again benefits from fitted wardrobes as does the third bedroom.

The family bathroom is outstanding and oozes relaxation and has been designed beautifully.

This cottage also features a superb raised decking area ideal for relaxing in the summer months whilst appreciating the views across the river.

Additional benefits include two designated parking space to the side of the house.

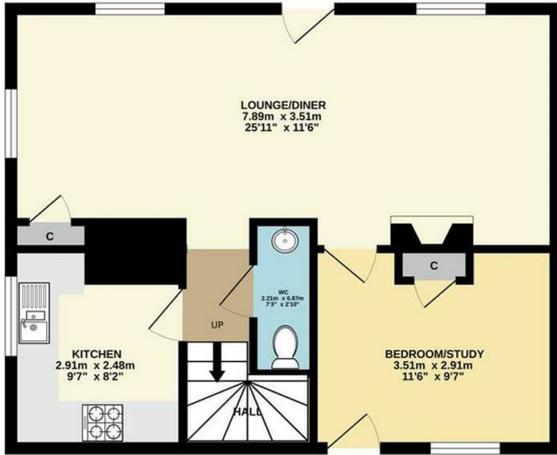
The property is in a great location, it is within walking distance to Greenhithe Train Station, Bluewater Shopping Centre and a variety of schools. There are also a bus stops near by.

To arrange a viewing, please call Land Estates today.

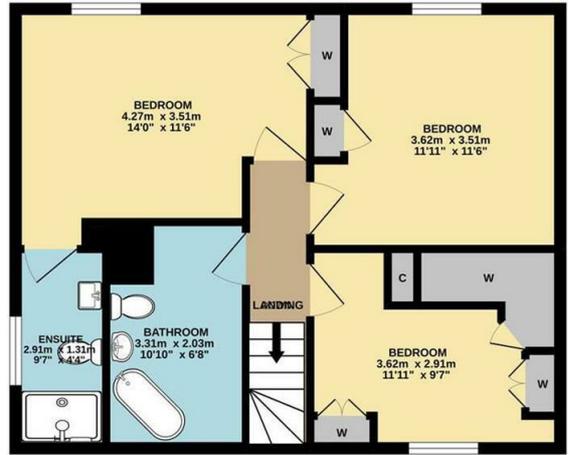




**GROUND FLOOR**  
49.2 sq.m. (529 sq.ft.) approx.



**1ST FLOOR**  
50.2 sq.m. (540 sq.ft.) approx.



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**TOTAL FLOOR AREA : 99.3 sq.m. (1069 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D     Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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