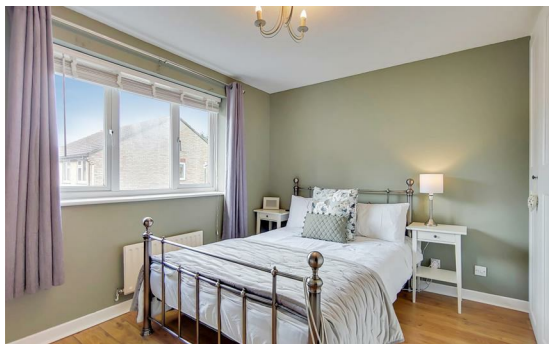




Trivett Close, , DA9 9PL  
Guide price £325,000

The   
Property Cloud





Located on the POPULAR WORCESTER PARK development, nearby to Greenhithe Station, Bluewater & Local Schooling is this TWO BEDROOM, SEMI DETACHED house with DRIVEWAY FOR 2-3 CARS. The property has been modernised internally by the current owners, to provide STYLISH & MODERN DECOR throughout, to include both the Kitchen & Bathroom. The THROUGH LOUNGE provides ample space for both living and dining furniture, whilst the Garden is low maintenance with side access, decked area and a lawned area, perfect for the summer time. There is also SCOPE FOR EXTENSION to the side subject to usual planning permission. We HIGHLY RECOMMEND VIEWING this property at your earliest opportunity.

#### **Porch**

#### **Lounge/Diner**

19'3" x 11'8" (5.87 x 3.56)

#### **Kitchen**

11'8" x 8'7" (3.57 x 2.63)

#### **First Floor Landing**

#### **Master Bedroom**

11'8" x 9'3" (3.57 x 2.83)

#### **Bedroom Two**

11'8" x 7'10" (3.58 x 2.39)

#### **Bathroom**

7'1" x 5'4" (2.18 x 1.65)

#### **Garden**

36'9" x 21'2" (11.22 x 6.46)

#### **Parking**

Driveway for 2/3 cars to side. Potential for further parking to front.

#### **Additional Information**

##### **COUNCIL TAX**

Darford Borough Council - Band D.

##### **COMMUTING**

Greenhithe Station - 0.4 Miles.  
A2 for Blackwall Tunnel - 1.9 Miles.  
M25 for QE2 Bridge - 2 Miles via Crossways Blvd/A206.

##### **SCHOOLS**

Knockhall Academy - 1 Mile.  
Stone St Mary's Church of England School - 1.4 Miles.

##### **LOCAL AREA**

Bluewater Shopping Centre - 1.2 Miles - Providing an array of shops, businesses & restaurants.  
Asda Superstore - 0.6 Miles.

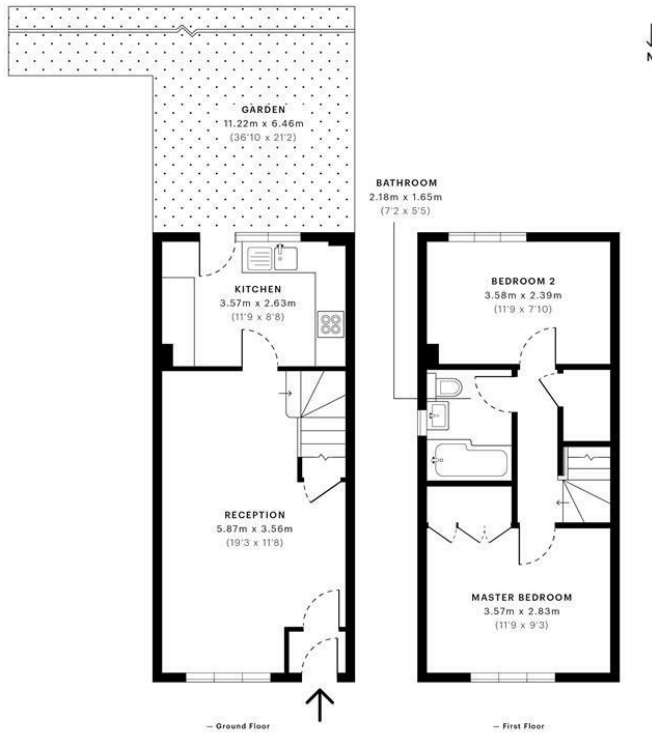
#### **Disclaimer**



Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



**Trivett Close, DA9**  
 PROPERTY DATE: 14/03/2020  
 LABEL SCAN RIGHTS: 23.436.275  
**GROSS INTERNAL AREA**  
 59.8 Sqm / 644.1 Sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
59.8 Sqm / 644.1 Sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features. Includes washrooms, restricted head.  
56.9 Sqm / 612.2 Sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m.  
0.0 Sqm / 0.0 Sqft

**spec**  
 Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room, heights and widths are the maximum points of measurements indicated in this plan.

**RICS**

**IPMS 3B RESIDENTIAL**  
59.0 Sqm / 634.9 Sqft

**IPMS 3C RESIDENTIAL**  
57.2 Sqm / 616.0 Sqft

**IFC ID**  
5e6502d2a31b976e0c09c9e6e3c2

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(91-95) <b>A</b>			(01-01) <b>A</b>		
(81-90) <b>B</b>		84	(02-02) <b>B</b>		82
(69-80) <b>C</b>	66		(03-03) <b>C</b>		64
(55-68) <b>D</b>			(04-04) <b>D</b>		
(39-54) <b>E</b>			(05-05) <b>E</b>		
(21-38) <b>F</b>			(06-06) <b>F</b>		
(1-20) <b>G</b>			(07-07) <b>G</b>		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		