



Stanham Road, Dartford, DA1 3AN  
Guide price £500,000 Freehold

 4  1  2  D



The Homes Group are delighted to offer to the market this CHAIN FREE, extended four bedroom semi-detached house located in a popular road in West Dartford situated within close proximity of Dartford Grammar Schools and West Hill Primary School.

The accommodation on the ground floor comprises of an entrance hall, a 13'9 x 12'1 living room, a 13'9 x 12'1 dining room, a 10'4 x 8'1 kitchen, family bathroom and the 10'4 x 7'8 fourth bedroom. On the first floor there are three bedrooms including the 17' x 11'6 extended main bedroom.

To the rear there is a 90' garden and there is a driveway for at least one car to the front.

#### **Entrance Hall**

9'3 x 7'1 (2.82m x 2.16m)

#### **Living Room**

13'9 x 12'1 (4.19m x 3.68m)

#### **Dining Room**

13'9 x 12'1 (4.19m x 3.68m)

#### **Kitchen**

10'4 x 8'1 (3.15m x 2.46m)

#### **Ground Floor Bathroom**

7'6 x 7'1 (2.29m x 2.16m)

#### **Bedroom Four**

10'4 x 7'8 (3.15m x 2.34m)

#### **Landing**

8' x 6'5 (2.44m x 1.96m)

#### **Bedroom One**

17' x 11'6 (5.18m x 3.51m)

#### **Bedroom Two**

12'1 x 10'4 (3.68m x 3.15m)

#### **Bedroom Three**

10'7 x 8' (3.23m x 2.44m)

#### **Rear Garden**

90' (27.43m)

#### **Tenure - Freehold**

#### **Council Tax - Band E**



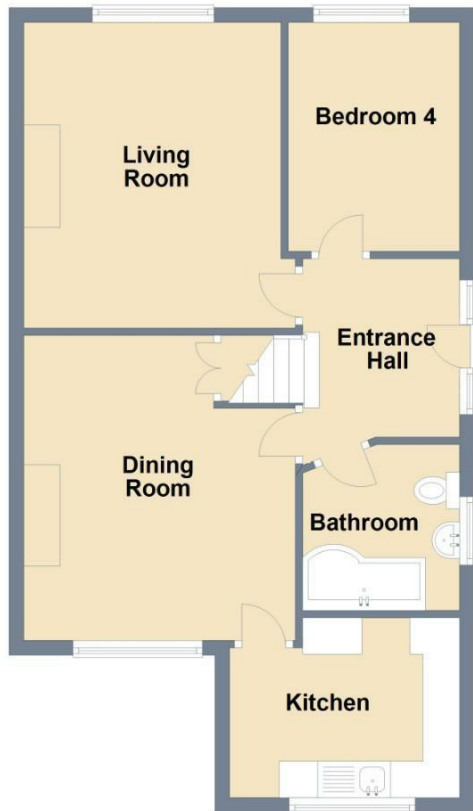






### Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)

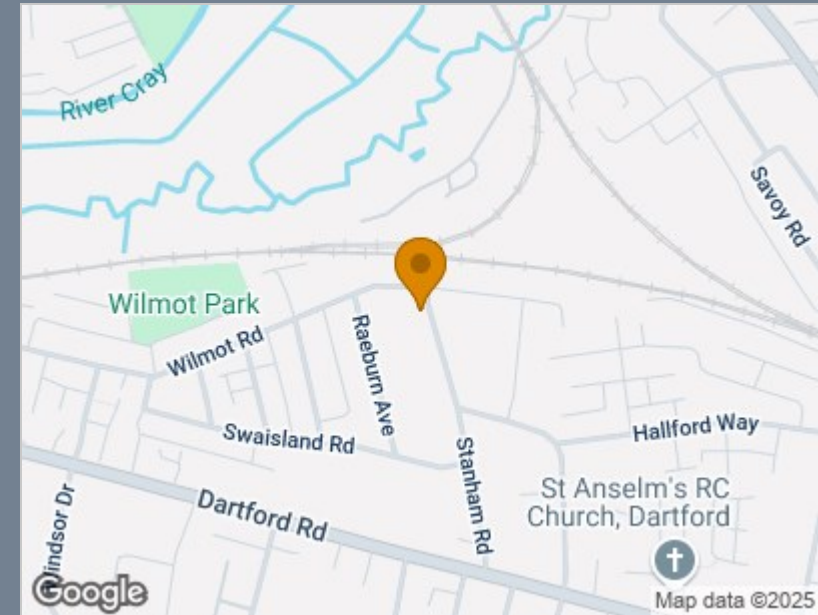


### First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 100.6 sq. metres (1082.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.