



East Hill Drive, Dartford, DA1 1QP
Guide price £500,000 Freehold

 3
  2
  2
  1
  D

The Homes Group are delighted to offer to the market this well presented three double bedroom extended semi-detached house. Located within a short walk to town centre, Darford Park and a variety of education facilities. The home offers two reception rooms, modern kitchen, utility room and ground floor cloakroom. Upstairs are the three double bedrooms, bathroom and separate shower room. Externally the home benefits from a good-sized garden with workshop/mancave and a front garden with driveway.

Entrance Hall

Living Room

13'6 x 10'10 (4.11m x 3.30m)

Dining Room

11' x 10'10 (3.35m x 3.30m)

Utility Room

7'10 x 6'10 (2.39m x 2.08m)

Cloakroom

Kitchen

10' x 7'6 (3.05m x 2.29m)

Landing

Bedroom One

13'4 x 10'10 (4.06m x 3.30m)

Bedroom Two

11' x 10'8 (3.35m x 3.25m)

Bedroom Three

9'10 x 7'8 (3.00m x 2.34m)

Bathroom

8'2 x 5'11 (2.49m x 1.80m)

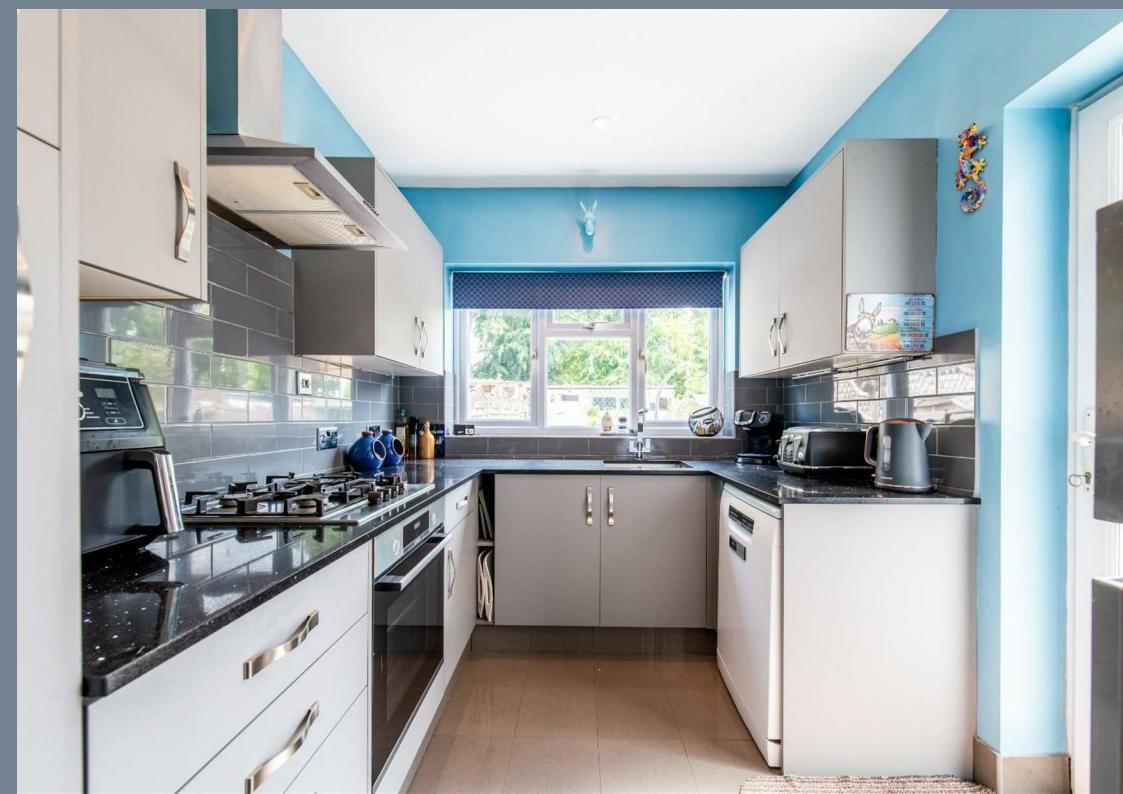
Shower Room

Garden

Driveway

Tenure: Freehold

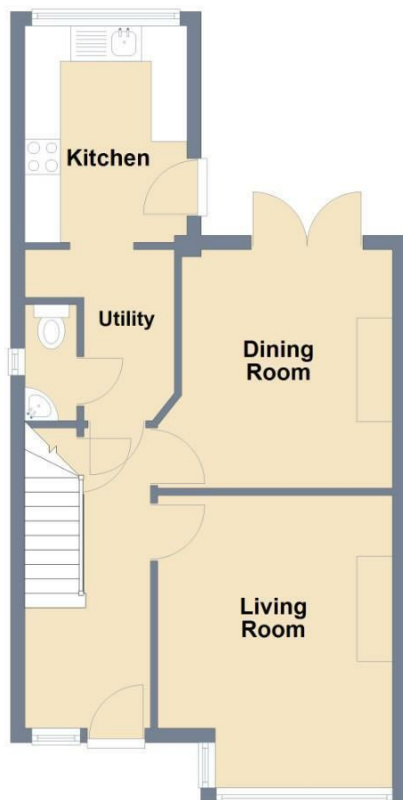
Council Tax: Band C





Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)

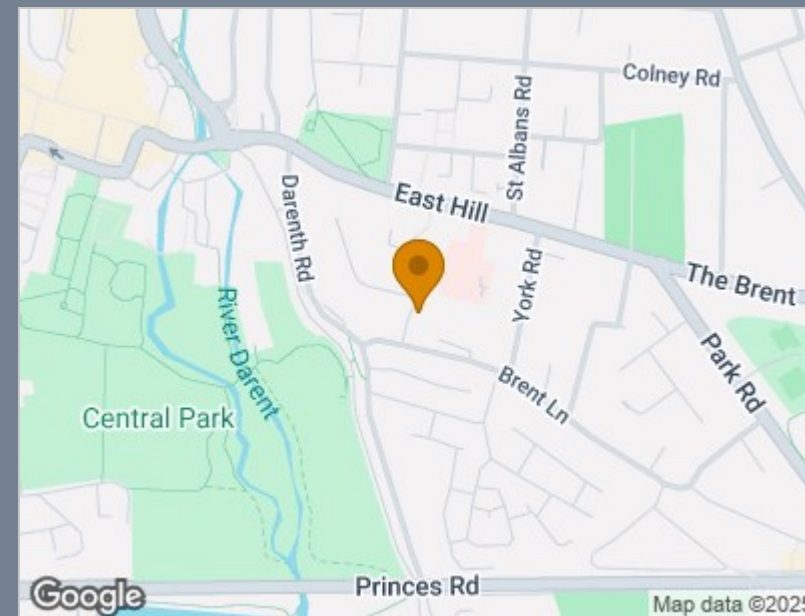


First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 88.5 sq. metres (952.8 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.