



Fleet Road, Dartford, DA2 6JE  
Guide price £450,000 Freehold



Guide Price £450,000 - £475,000. The Homes Group are delighted to present to the market this four bedroom family home located on the popular Fleet Estate in Dartford. The property is conveniently located for Fleetdown Primary School, Darent Valley Hospital and the M25 and A2 Motorway networks. The accommodation comprises of an entrance hall, a 30'3 x 10'6 living/dining room and an 11'3 x 6'2 kitchen on the ground floor. On the first floor there are three bedrooms and the family bathroom. On the second floor is the master bedroom and eaves storage cupboards. To the rear is a garden with shed and there is a driveway to the front for two vehicles.

#### **Entrance Hall**

#### **Living/Dining Room**

30'3 x 10'6 (9.22m x 3.20m)

#### **Kitchen**

11'3 x 6'2 (3.43m x 1.88m)

#### **First Floor Landing**

#### **Bedroom Two**

11'10 x 9'10 (3.61m x 3.00m)

#### **Bedroom Three**

11'1 x 9'6 (3.38m x 2.90m)

#### **Bedroom Four**

8'1 x 6' (2.46m x 1.83m)

#### **First Floor Bathroom**

#### **Second Floor Landing**

#### **Bedroom One**

13' x 12' (3.96m x 3.66m)

#### **Rear Garden**

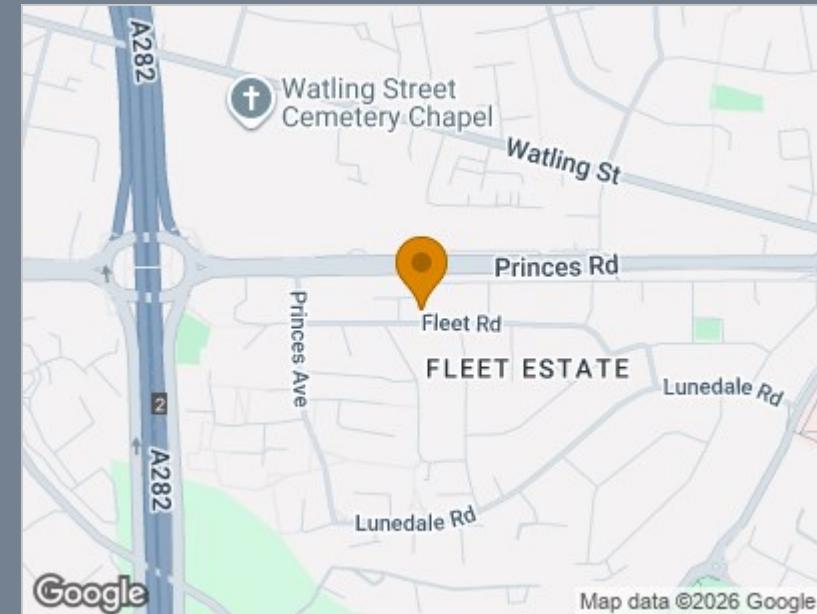
#### **Driveway for Two Cars**

#### **Tenure - Freehold**

#### **Council Tax - Band C**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	79
(39-54)	E	
(21-38)	F	62
(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.

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