



THE
HOMES
GROUP



Stonewood, Dartford, DA2 8BY
Guide price £400,000 - £425,000 Freehold



Guide Price £400,000 - £425,000. The Homes Group are delighted to offer to the market this beautifully presented three bedroom semi-detached house situated in a cul-de-sac in the Village of Bean. The house is located within walking distance of Bean Primary School and a short drive from Bluewater Shopping Centre and the A2/M25 motorways.

The accommodation comprises of an enclosed porch, entrance hall, a 12'5 x 12'4 living room, an 18'8 x 11'10 fitted kitchen/diner which overlooks the garden to the rear. On the first floor there are three bedrooms and the family bathroom.

To the rear is a 40' garden with storage sheds and a 15'9 x 9'1 summerhouse which is currently used as a garden bar/games room.

Enclosed Porch

Entrance Hall

14'10 x 6' (4.52m x 1.83m)

Living Room

12'5 x 12'4 (3.78m x 3.76m)

Kitchen/Diner

18'8 x 11'10 (5.69m x 3.61m)

Landing

Bedroom One

12'8 x 12'5 (3.86m x 3.78m)

Bedroom Two

12'5 x 9'10 (3.78m x 3.00m)

Bedroom Three

9'8 x 7'8 (2.95m x 2.34m)

First Floor Bathroom

Rear Garden

40' (12.19m)

Summerhouse/Garden Bar

15'9 x 9'1 (4.80m x 2.77m)

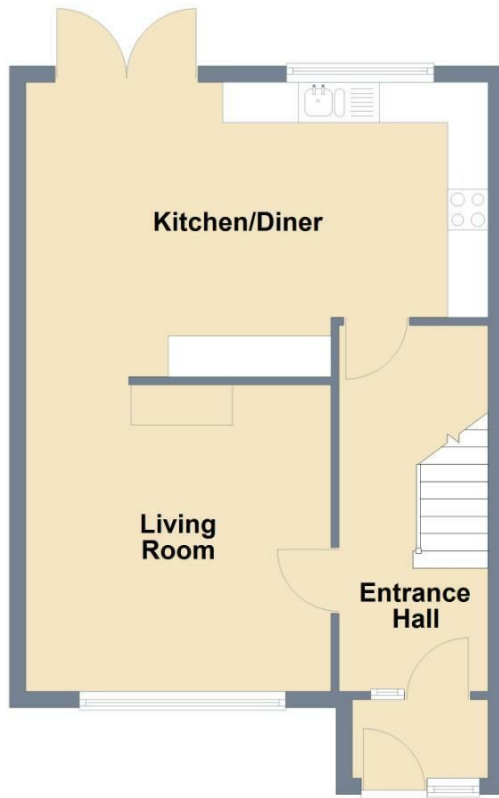
Tenure - Freehold

Council Tax - Band D

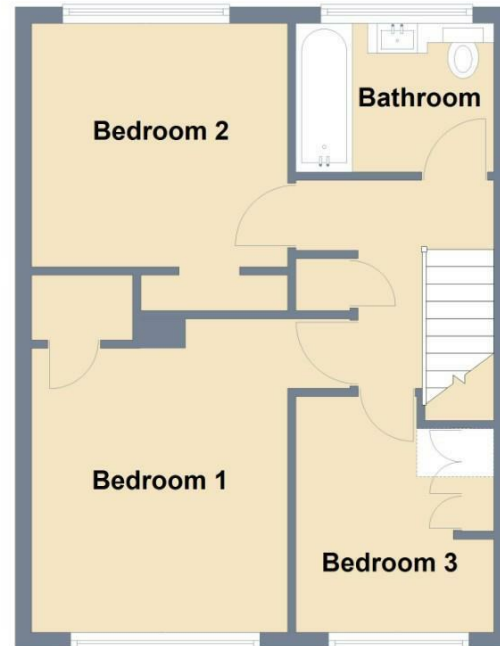




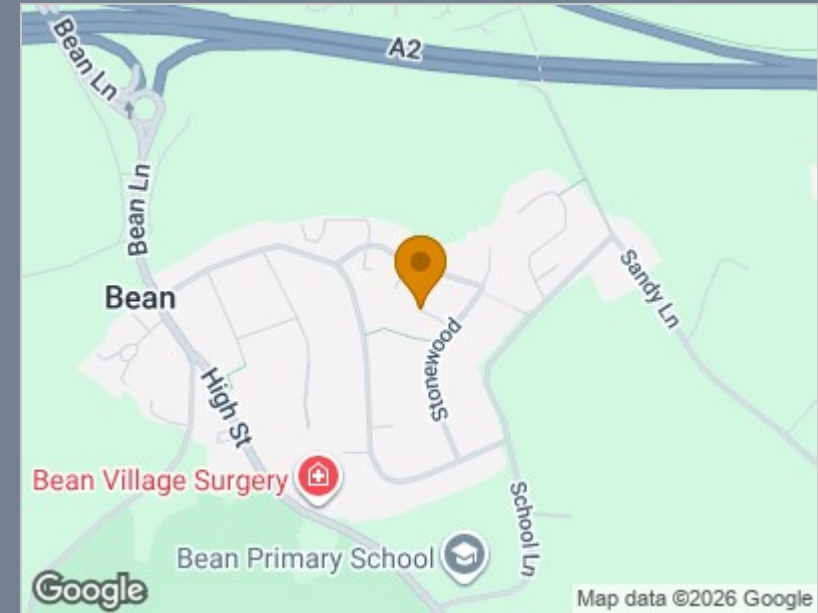
Ground Floor



First Floor



Total area: approx. 87.7 sq. metres (943.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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