



Sussex Road, Dartford, DA1 1SJ  
Guide price £425,000 Freehold

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The Homes Group are delighted to offer to the market this beautifully presented and maintained three bedroom semi-detached family home located in a popular road in Dartford. The house is conveniently situated within walking distance of The Leigh Academy Primary School plus it is located within 0.8 miles of Dartford Station and less than 1.5 miles of the Dartford Grammar Schools too.

The ground floor accommodation comprises of an entrance hall, a 14'1 x 12'7 living room with wood burning stove and feature bay window, and the 20' x 11' fitted kitchen/diner with bi-fold doors opening out onto the garden.

On the first floor there are three good-size bedrooms and a re-fitted shower room which boasts a large walk-in shower.

To the rear is a walled garden with artificial lawn, a brick built storage cupboard and side pedestrian access.

#### Entrance Hall

#### Living Room

14'1 x 12'7 into bay (4.29m x 3.84m into bay)

#### Kitchen/Diner

20' x 11' (6.10m x 3.35m)

#### Landing

#### Bedroom One

11'9 x 11' (3.58m x 3.35m)

#### Bedroom Two

10'3 x 10'1 (3.12m x 3.07m)

#### Bedroom Three

10'5 x 9'3 (3.18m x 2.82m)

#### First Floor Shower Room

7'10 x 7'8 (2.39m x 2.34m)

#### Rear Garden

#### Tenure - Freehold

#### Council Tax - Band C





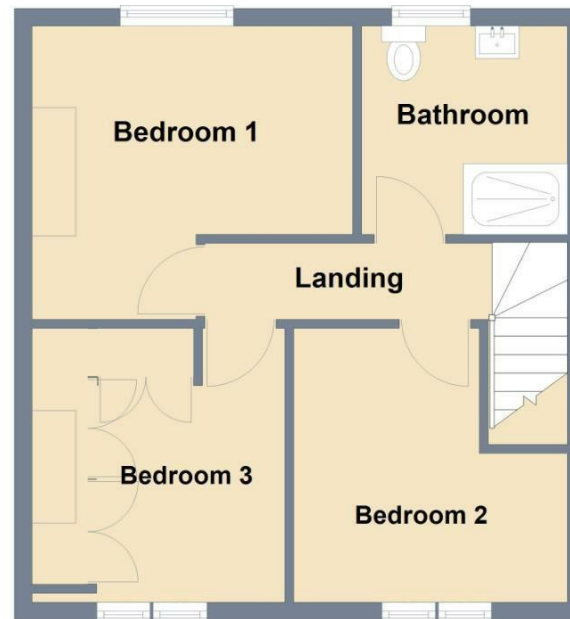




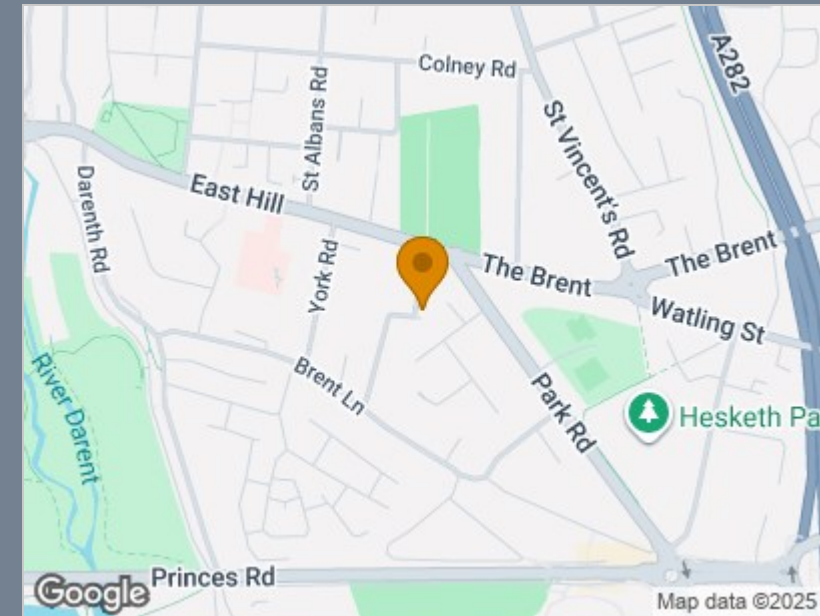
## Ground Floor



## First Floor



Total area: approx. 80.8 sq. metres (869.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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