



Invicta Road, Dartford, DA2 6AZ  
Guide price £325,000 Freehold



The Homes Group are delighted to offer this beautifully presented two double bedroom, two reception room Victorian style terraced house which boasts off road parking, to the front, an 80' rear garden with a garden room.

The property is conveniently located for both Brent and Gateway Primary schools plus the newly built Stone Lodge secondary school. Bluewater Shopping Centre, the M25/A2 motorways and Dartford Station are around a five minute drive from the house.

The accommodation comprises of an entrance porch, living room with built in storage to the alcoves, a dining room with an under stairs storage area, a fitted kitchen, ground floor bathroom and a lobby leading out to a covered lean to area and purpose built utility cupboard which houses the washing machine and tumble dryer. On the first floor are the two double bedrooms.

The garden, to the rear, has a patio area plus lawn leading to the garden room, which, could be used as a home office. The property also has the added benefit of off road parking to the front for one car.



#### Entrance Porch

#### Living Room

11'10 x 10'9 (3.61m x 3.28m)

#### Dining Room

11'10 x 10'9 (3.61m x 3.28m)

#### Kitchen

9'6 x 5'4 (2.90m x 1.63m)

#### Rear Lobby

#### Bathroom

7'7 x 5'4 (2.31m x 1.63m)

#### Landing

#### Bedroom One

12' x 10'9 (3.66m x 3.28m)

#### Bedroom Two

12' x 10'10 (3.66m x 3.30m)

#### Garden

#### Garden Room

7'7 x 7'6 (2.31m x 2.29m)

#### Front Garden





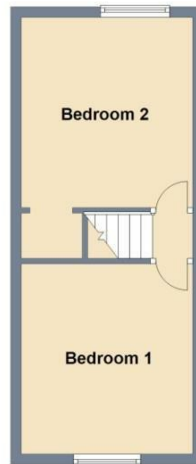




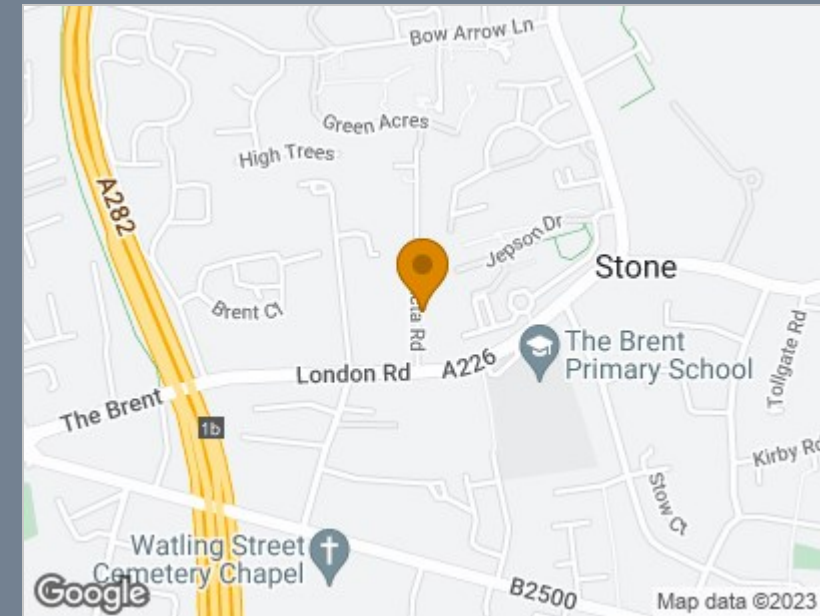
**Ground Floor**  
Approx. 38.1 sq. metres (410.0 sq. feet)




**First Floor**  
Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 64.9 sq. metres (698.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>70</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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