



THE
HOMES
GROUP

Darenth Park Avenue, Dartford, DA2 6JN
Guide price £325,000 - £350,000 Freehold

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Guide Price £325,000 - £350,000. The Homes Group are delighted to present to the market this two double bedroom house set within the popular Darent Village Park development which is conveniently located for Darent Valley Hospital and the M25/A2 motorway networks.

The accommodation comprises of an entrance hall, cloakroom, kitchen and living room which has double doors opening out to the rear garden. On the first there are two bedrooms and a bathroom.

The property also benefits from two allocated parking spaces and is offered with no forward chain.

We understand the home is subject to an annual service charge of £120 per annum. All information will be verified by the vendors solicitors.

Entrance Hall

Ground Floor Cloakroom

Kitchen

9'3 x 6'1 (2.82m x 1.85m)

Living Room

14'5 x 12'7 (4.39m x 3.84m)

Landing

Bedroom One

12'8 x 11'8 narrowing to 8'9 (3.86m x 3.56m narrowing to 2.67m)

Bedroom Two

12'8 x 8'9 (3.86m x 2.67m)

First Floor Bathroom

Rear Garden

45' (13.72m)

Two Allocated Parking Spaces

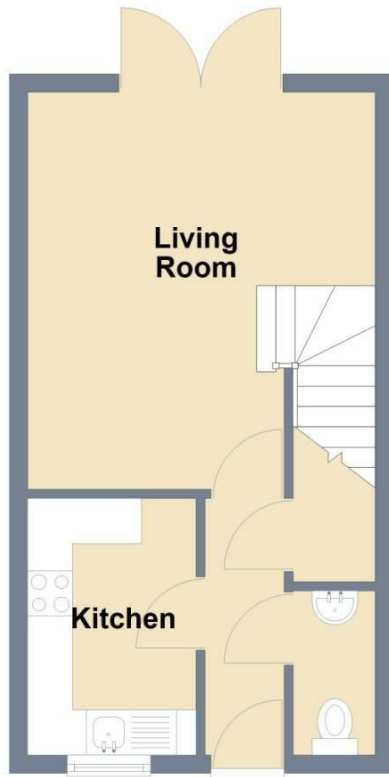
Tenure - Freehold

Council Tax - Band D





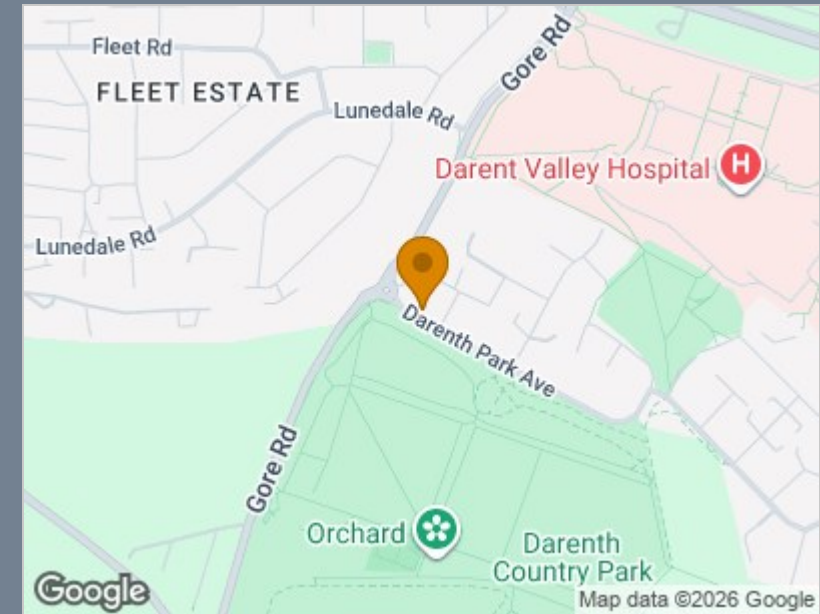
Ground Floor



First Floor



Total area: approx. 56.5 sq. metres (608.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(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.

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