



Cedar Road, Dartford, DA1 2RS  
Guide price £375,000 Freehold

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Offered to the market with no chain is this three bedroom house see within a cul-de-sac. The home is located within walking distance of popular schools, town centre and sporting facilities.

The ground floor accommodation is free flowing with the living, dining and kitchen offering an open plan layout. There is also a spacious storage cupboard and lobby leading to the ground floor WC. On the first floor are the three bedrooms and bathroom. Externally the rear garden offers space for entertaining and for children to enjoy with the front garden paved to provide off road parking.

The home offers versatile accommodation with scope for further expansion, subject to the necessary regulations.

#### Entrance Hall

#### Living Room

14'7 x 10'5 (4.45m x 3.18m)

#### Dining Area

12'5 x 12'3 (3.78m x 3.73m)

#### Kitchen

12'4 x 5'5 (3.76m x 1.65m)

#### Lobby

#### Ground Floor WC

#### Landing

#### Bedroom One

14'7 x 10'6 (4.45m x 3.20m)

#### Bedroom Two

11'2 x 7'8 plus door recess (3.40m x 2.34m plus door recess)

#### Bedroom Three

9'9 x 8'2 (2.97m x 2.49m)

#### Bathroom

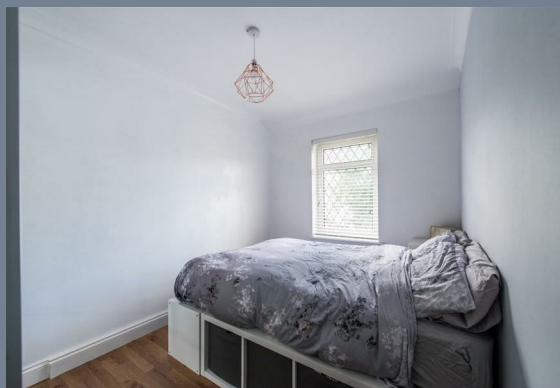
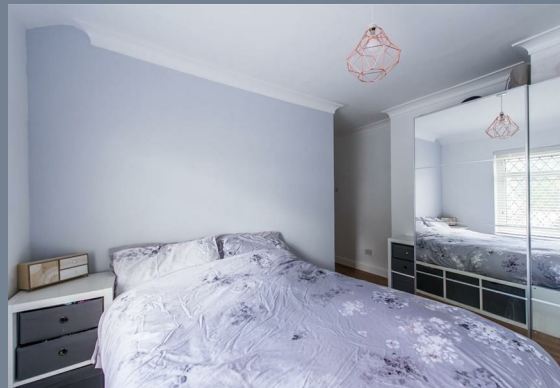
9'4 x 5'1 (2.84m x 1.55m)

#### Rear Garden

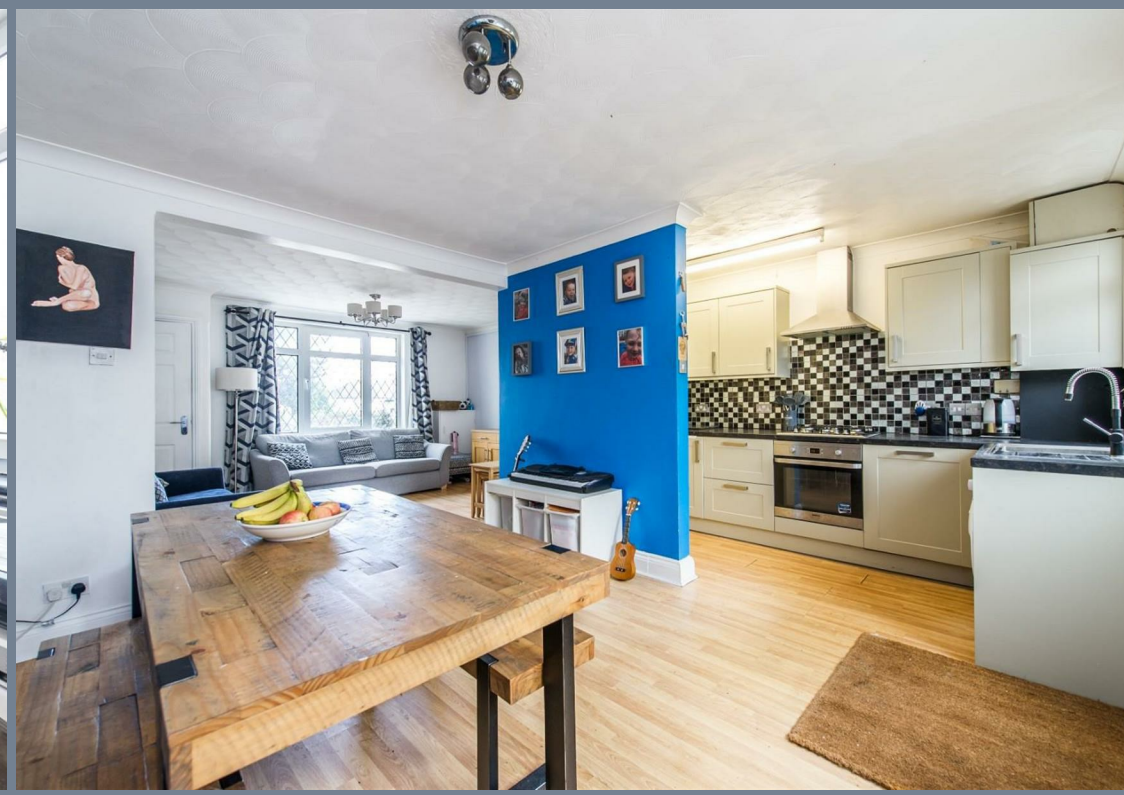
#### Front Garden

#### Tenure - Freehold

#### Council Tax - Band C









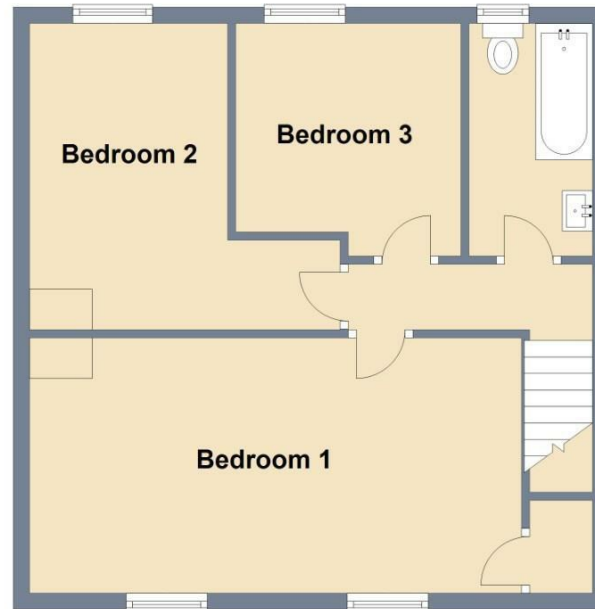
### Ground Floor

Approx. 41.6 sq. metres (448.3 sq. feet)

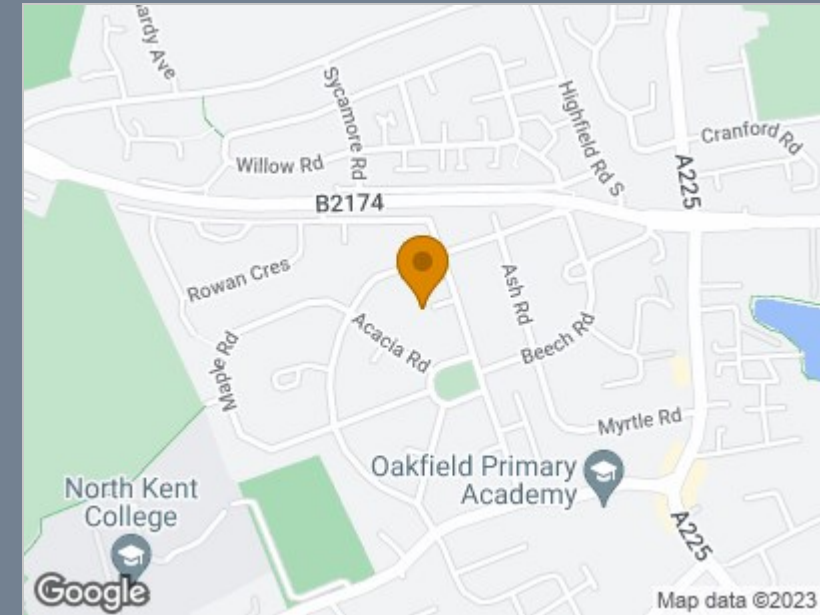


### First Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



Total area: approx. 90.4 sq. metres (973.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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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