



Henderson Drive, Dartford, DA1 5LF
Asking price £400,000 Freehold

 3
  1
  2
  D

The Homes Group are delighted to offer to the market this three bedroom semi-detached family home located within close proximity of local shops, schools, bus routes and 1.2 miles from Dartford Station.

The accommodation comprises of an entrance hall, a living room that is open to the dining room, an 11' x 8'5 kitchen and store room on the ground floor. Upstairs there are three good size bedrooms and the family bathroom.

The South-West facing garden measures 63' in length and has a large area of lawn plus side pedestrian access. The property is offered with no forward chain.

Entrance Hall

12'6 x 6' (3.81m x 1.83m)

Living Room

13' x 12'7 (3.96m x 3.84m)

Dining Room

10'10 x 10' (3.30m x 3.05m)

Kitchen

11' x 9'5 (3.35m x 2.87m)

Store Room

6' x 6' (1.83m x 1.83m)

Landing

9'10 x 6' (3.00m x 1.83m)

Bedroom One

13'4 x 12'7 (4.06m x 3.84m)

Bedroom Two

11'4 x 9'8 to wardrobes (3.45m x 2.95m to wardrobes)

Bedroom Three

9' x 7'10 (2.74m x 2.39m)

Bathroom

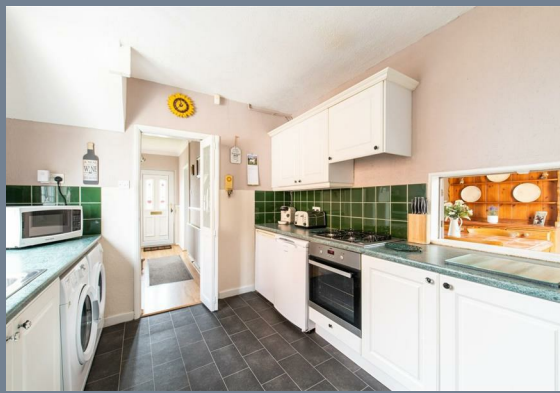
Rear Garden

63' (19.20m)

Front Garden

Tenure - Freehold

Council Tax - Band C





Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)

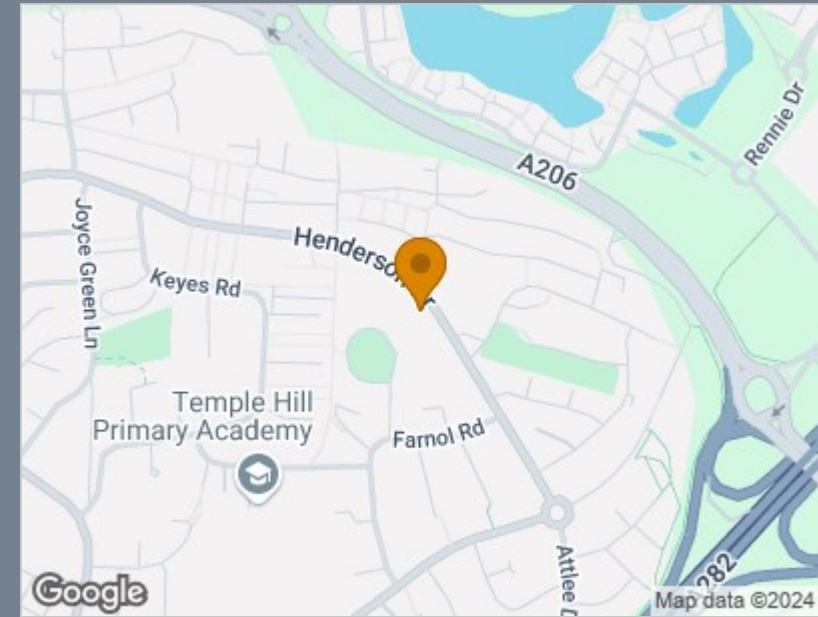


First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.