



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



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

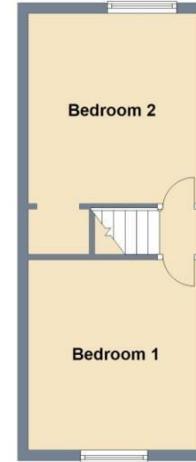




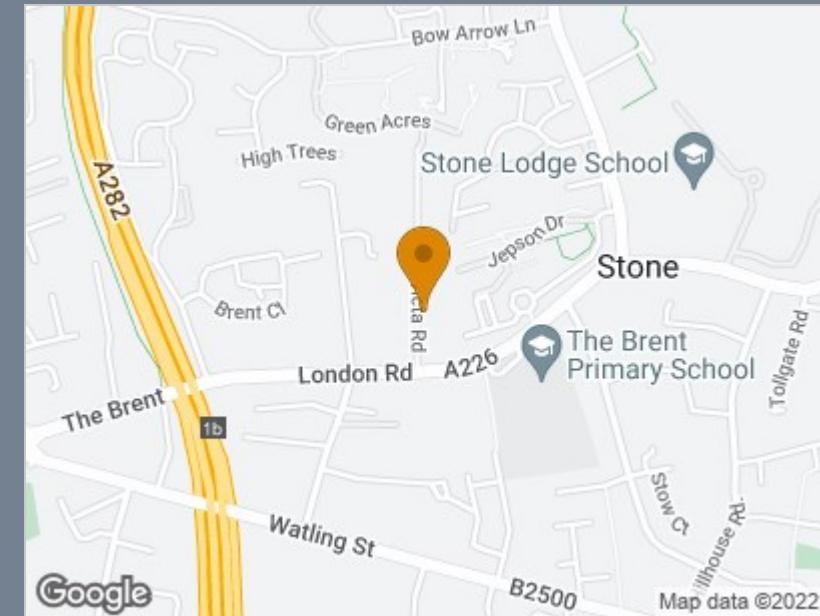
Ground Floor
Approx. 38.1 sq. metres (410.0 sq. feet)



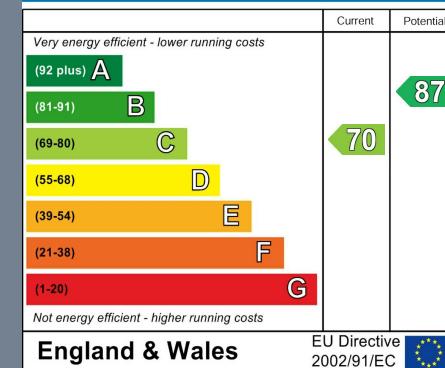
First Floor
Approx. 26.8 sq. metres (288.7 sq. feet)



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



Energy Efficiency Rating



Viewing

Please contact our The Homes Group Office on 01322 532 889

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

71-75 Shelton Street, London, WC2H 9JQ

T: 01322 532 889 | E: info@thehomesgroup.co.uk

thehomesgroup.co.uk