



THE  
HOMES  
GROUP



Hawthorn Road, Dartford, DA1 2SB  
Guide price £375,000 - £400,000 Freehold



Guide Price £375,000 - £400,000. The Homes Group are delighted to offer to the market, with no forward chain, this extended three bedroom family home located within a mile of Wilmington Grammar Schools and within a mile and a quarter of Dartford Grammar Schools.

The accommodation comprises of a 16'1 x 11' living room, an 11'x 9'5 dining room with double doors leading to the garden, a 9'9 x 9'3 kitchen leading to a 12'5 x 5'6 utility room plus a 9'5 x 8'4 ground floor bathroom.

On the first floor there are three bedrooms comprising of a 16'2 x 9'5 first bedroom, an 11' x 10'10 narrowing to 7'10 second bedroom and an 8' x 8' third bedroom.

There is a 35' garden to the rear and off road parking for at least two cars to the front.

#### **Entrance Hall**

#### **Living Room**

16'1 x 11' (4.90m x 3.35m)

#### **Kitchen**

9'9 x 9'3 (2.97m x 2.82m)

#### **Dining Room**

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

#### **Utility Room**

12'5 x 5'6 (3.66m'1.52m x 1.68m)

#### **Ground Floor Bathroom**

9'5 x 8'4 (2.87m x 2.54m)

#### **Landing**

#### **Bedroom One**

16'2 x 9'5 (4.93m x 2.87m)

#### **Bedroom Two**

11' x 10'10 narrowing to 7'10 (3.35m x 3.30m narrowing to 2.39m)

#### **Bedroom Three**

8' x 8' (2.44m x 2.44m)

#### **Rear Garden**

35' (10.67m)

#### **Off Road Parking**

#### **Tenure - Freehold**

#### **Council Tax - Band C**





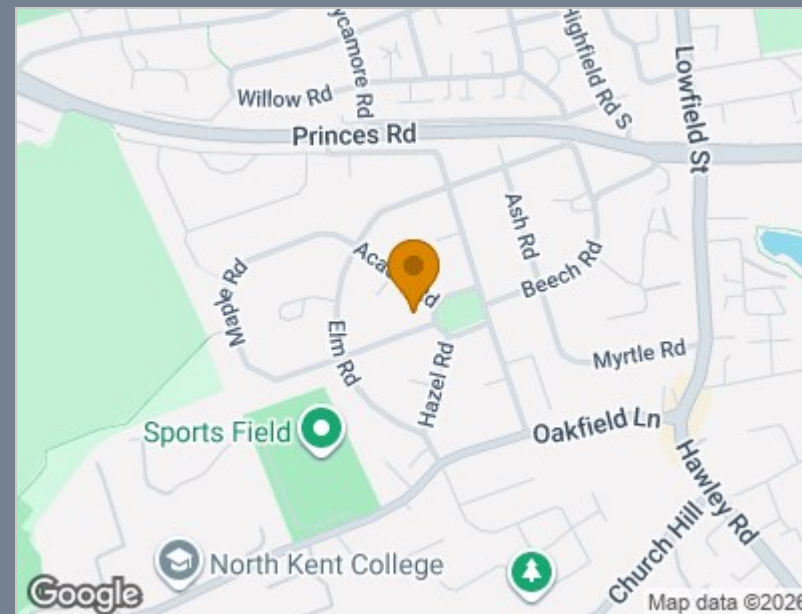
## Ground Floor



## First Floor



Total area: approx. 87.8 sq. metres (944.8 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 86        |
| (69-80) <b>C</b>                            | 69                         |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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