



Beult Road, Dartford, DA1 4PH  
Asking price £400,000 Freehold



The Homes Group are delighted to present to the market this extended three bedroom semi-detached house which is offered to the market with no forward chain. The home benefits from a 22' living room which leads into a 15' dining room with doors opening to the rear garden. There is also a modern kitchen with grey high-gloss units and a modern ground floor bathroom suite. On the first floor are the three bedrooms. The rear garden is low maintenance thanks to the artificial lawn.

### Entrance Hall

### Ground Floor Bathroom

5'9 x 5'4 (1.75m x 1.63m)

### Living Room

22'12 x 10'1 narrowing to 7'5 (6.71m x 3.07m narrowing to 2.26m)

### Dining Room

15'1 x 8'5 (4.60m x 2.57m)

### Kitchen

8'2 x 6'6 (2.49m x 1.98m)

### Landing

### Bedroom One

12'9 x 9'7 (3.89m x 2.92m)

### Bedroom Two

11'8 x 7'8 (3.56m x 2.34m)

### Bedroom Three

8'7 x 7'9 (2.62m x 2.36m )

### Garden

### Driveway

### Tenure - Freehold

### Council Tax - Band D



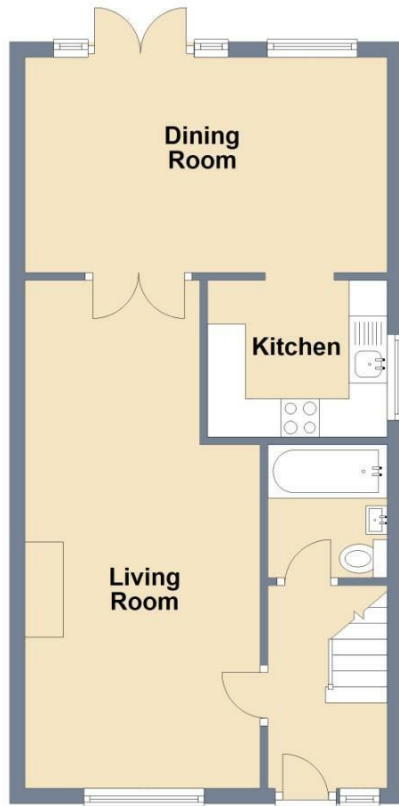






### Ground Floor

Approx. 45.5 sq. metres (489.3 sq. feet)

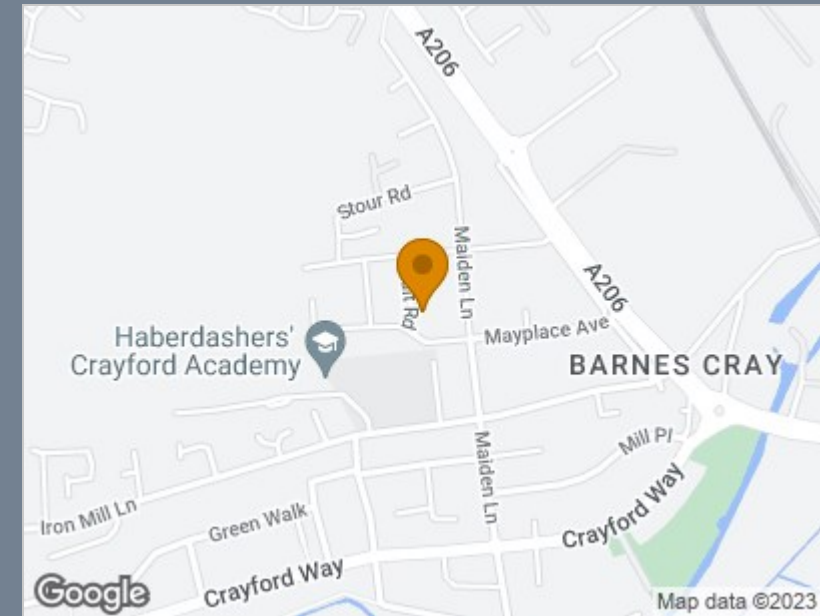


### First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 77.0 sq. metres (829.3 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	55	
(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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