



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)

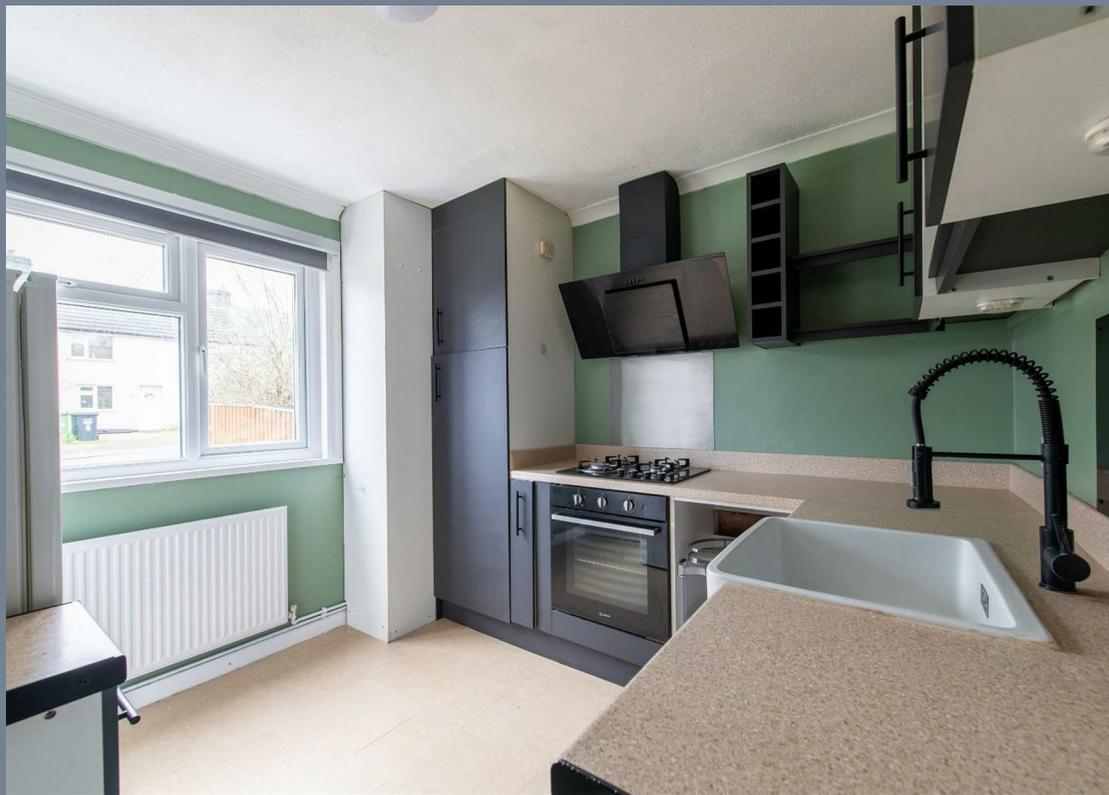
Rear Garden

35' (10.67m)

Off Road Parking

Tenure - Freehold

Council Tax - Band C





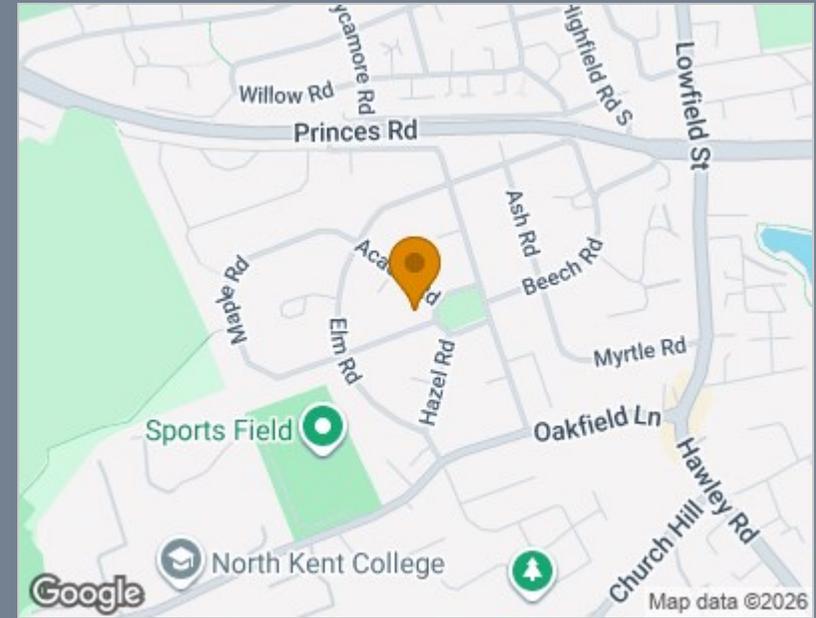
Ground Floor



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) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(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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