



Malt Kiln Place, Dartford, DA2 6FW  
Guide price £425,000 Freehold

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Guide Price £425,000 - £450,000. The Homes Group are delighted to offer to the market this beautifully presented end of terrace townhouse built in 2015. This family home offers flexible accommodation over three floors and is located conveniently for Stone Lodge School, access to the M25/A2 motorway networks, Stone Crossing Station and local amenities such as Bluewater Shopping Centre and Dartford Valley Rugby and Social Club.

This versatile home comprises of an entrance hall, cloakroom, study/bedroom and a 23'4 x 13' kitchen/diner overlooking the rear garden on the ground floor. There is a double bedroom with en-suite shower room and a second living room or bedroom on the first floor. There are two further bedrooms and a family bathroom on the top floor.

A South Easterly facing garden to the rear offers the new owners an opportunity to enjoy sunny days on the patio and artificial lawn area. There is also a garden shed and rear access to the parking area. The property has an allocated parking space and there are many visitor parking bays to the front.

Please note the property is subject to an annual service charge of £203. Details to be verified by sellers solicitor.

#### **Entrance Hall**

#### **Ground Floor Cloakroom**

#### **Study/Office/Bedroom**

9'2 x 6'1 (2.79m x 1.85m)

#### **Kitchen/Diner/Living Room**

23'4 x 13' (7.11m x 3.96m)

#### **First Floor Landing**

#### **Lounge/Bedroom**

13' x 11'9 (3.96m x 3.58m)

#### **Bedroom**

13' x 10' (3.96m x 3.05m)

#### **En-Suite Shower Room**

7' x 5' (2.13m x 1.52m)

#### **Second Floor Landing**

#### **Bedroom**

13' x 12'10 (3.96m x 3.91m)

#### **Bedroom**

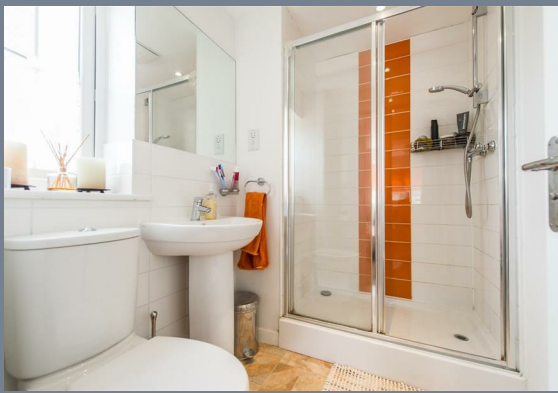
13' x 11'5 (3.96m x 3.48m)

#### **Bathroom**

6'4 x 6' (1.93m x 1.83m)

#### **Rear Garden**

#### **Allocated Parking Space**

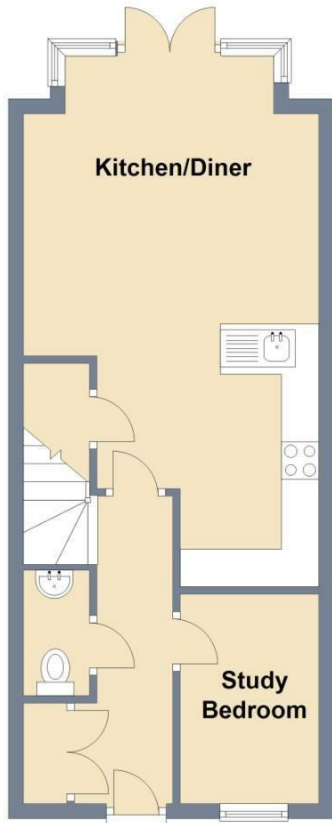






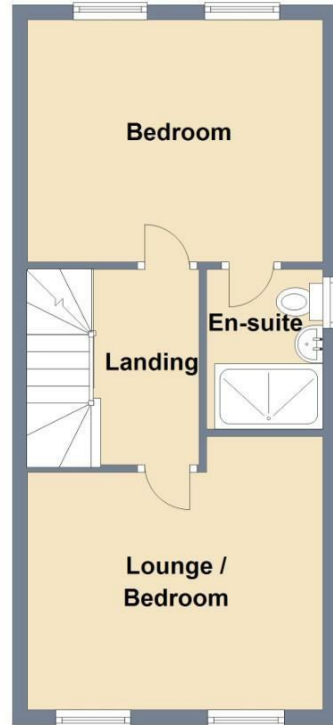
### Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



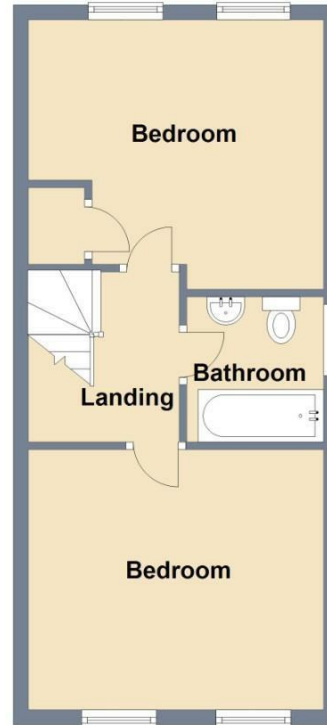
### First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)

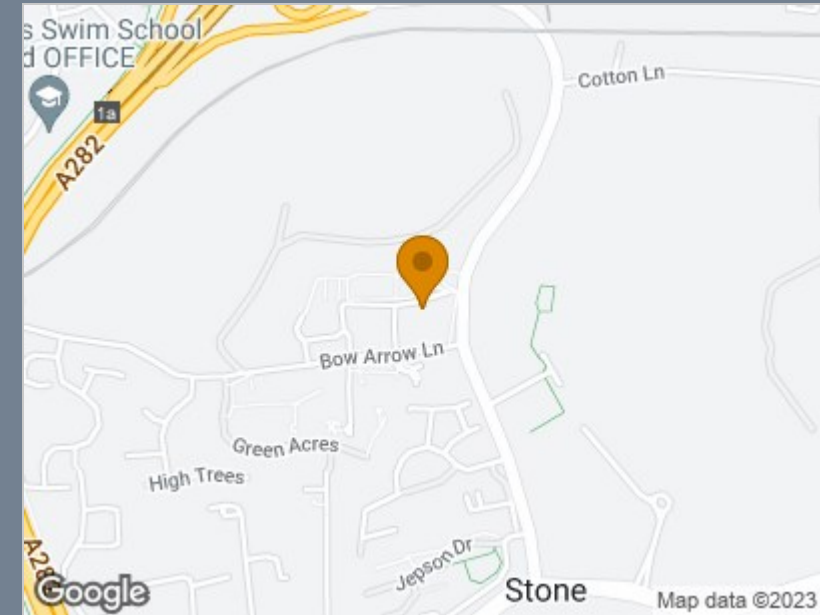


### Second Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(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 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.

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