



Stonewood, Dartford, DA2 8BY  
Guide price £425,000 Freehold

The Homes Group are delighted to offer to the market this beautifully presented three bedroom semi-detached house situated in a cul-de-sac in the Village of Bean. The house is located within walking distance of Bean Primary School and a short drive from Bluewater Shopping Centre and the A2/M25 motorways.

The accommodation comprises of an enclosed porch, entrance hall, a 12'5 x 12'4 living room, an 18'8 x 11'10 fitted kitchen/diner which overlooks the garden to the rear. On the first floor there are three bedrooms and the family bathroom.

To the rear is a 40' garden with storage sheds and a 15'9 x 9'1 summerhouse which is currently used as a garden bar/games room.

#### **Enclosed Porch**

#### **Entrance Hall**

14'10 x 6' (4.52m x 1.83m)

#### **Living Room**

12'5 x 12'4 (3.78m x 3.76m)

#### **Kitchen/Diner**

18'8 x 11'10 (5.69m x 3.61m)

#### **Landing**

#### **Bedroom One**

12'8 x 12'5 (3.86m x 3.78m)

#### **Bedroom Two**

12'5 x 9'10 (3.78m x 3.00m)

#### **Bedroom Three**

9'8 x 7'8 (2.95m x 2.34m)

#### **First Floor Bathroom**

#### **Rear Garden**

40' (12.19m)

#### **Summerhouse/Garden Bar**

15'9 x 9'1 (4.80m x 2.77m)

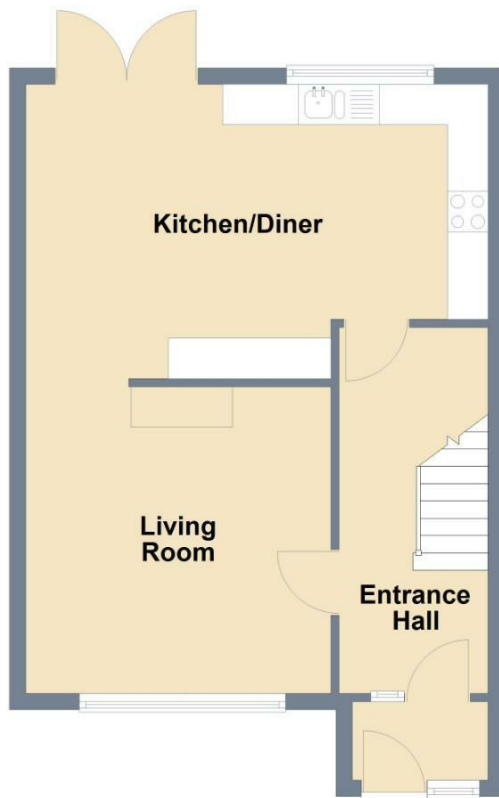
#### **Tenure - Freehold**

#### **Council Tax - Band D**

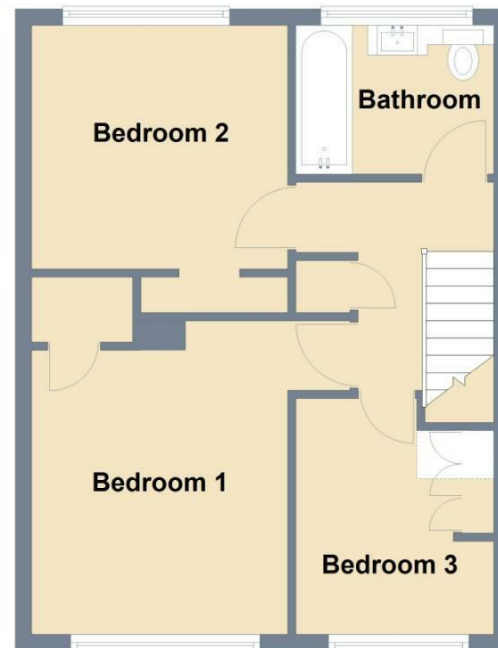




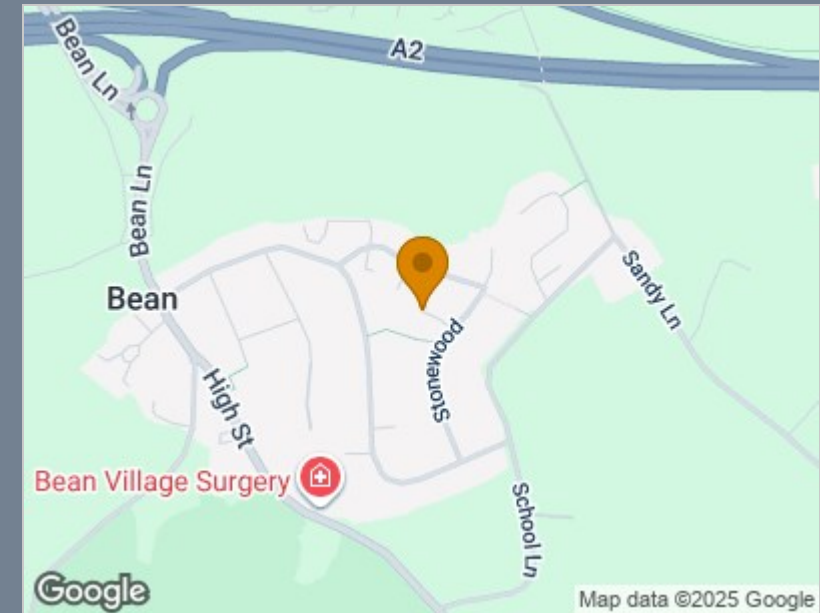
## Ground Floor



## First Floor



Total area: approx. 87.7 sq. metres (943.8 sq. feet)



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

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