



Stonewood, Bean, DA2 8BZ

Guide price £375,000 - £400,000 Freehold



The Homes Group are delighted to present to the market this three bedroom semi-detached house located within the popular village of Bean. Offering the fusion of a peaceful, rural lifestyle whilst also being just a few minutes from Bluewater Shopping Centre. Set on a generously sized plot, set back from the road, offering parking for numerous cars, a garage and a 60' rear garden. The internal accommodation comprises of two reception rooms, good-sized kitchen, three bedrooms and bathroom.

### Entrance Porch

### Living Room

13'11 x 13'2 (4.24m x 4.01m)

### Dining Room

11'4 x 8'8 (3.45m x 2.64m)

### Kitchen

11'4 x 7'10 (3.45m x 2.39m)

### Landing

### Bedroom One

13'3 x 9'1 (4.04m x 2.77m)

### Bedroom Two

12'6 x 9'2 (3.81m x 2.79m)

### Bedroom Three

9'4 x 6'11 (2.84m x 2.11m)

### Bathroom

7'1 x 5'11 (2.16m x 1.80m)

### Garden

60' (18.29m)

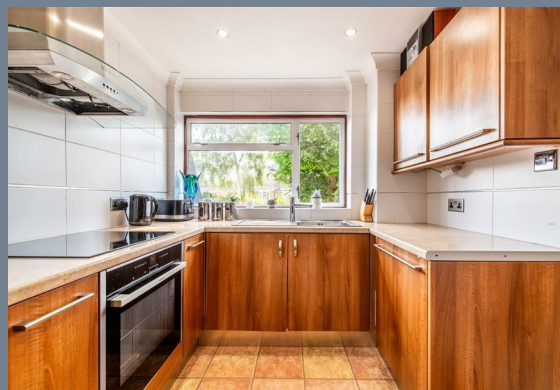
### Driveway

### Garage

17'3 x 8'8 (5.26m x 2.64m)

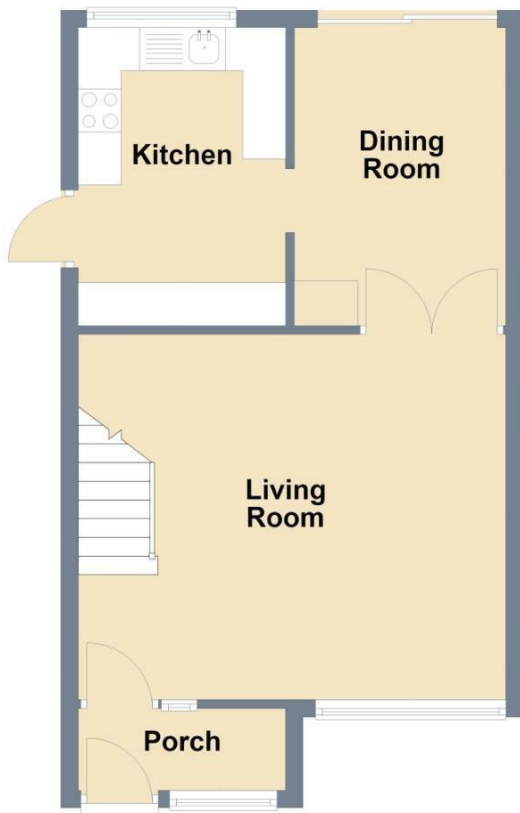
**Tenure: Freehold**

**Council Tax: Band D**

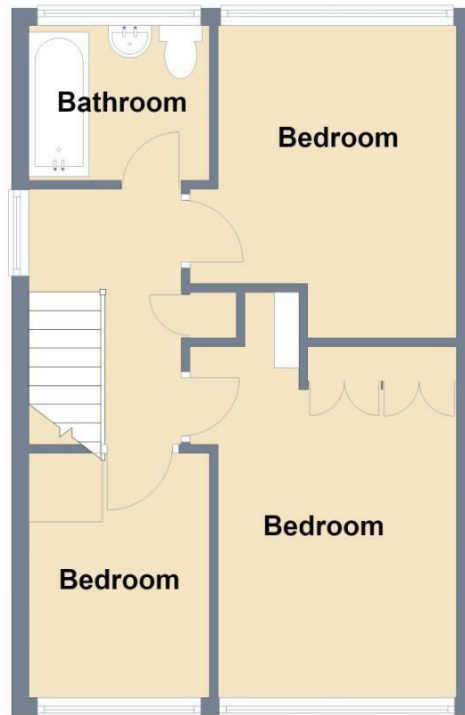




**Ground Floor**



**First Floor**



Total area: approx. 80.3 sq. metres (864.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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