



Eton Way, Dartford, DA1 5HL
Guide price £325,000 - £350,000 Freehold

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Guide Price £325,000 - £350,000. The Homes Group are delighted to offer to the market this well presented two double bedroom house which benefits from two parking spaces and a garage plus it is located within a mile of Dartford Station and is situated within close proximity of primary school, local parks and play areas.

The accommodation comprises of an entrance hall, kitchen and living room on the ground floor with the two double bedrooms and a bathroom on the first floor.

To the rear is a 30' garden that has pedestrian access to the gated parking area and the 17'3 x 8'6 garage.

Entrance Hall

Kitchen

9'9 x 5'10 (2.97m x 1.78m)

Living Room

17'10 x 15'8 (5.44m x 4.78m)

Landing

Bedroom One

11'10 x 10'1 (3.61m x 3.07m)

Bedroom Two

11'10 x 9'3 (3.61m x 2.82m)

First Floor Bathroom

Rear Garden

30' (9.14m)

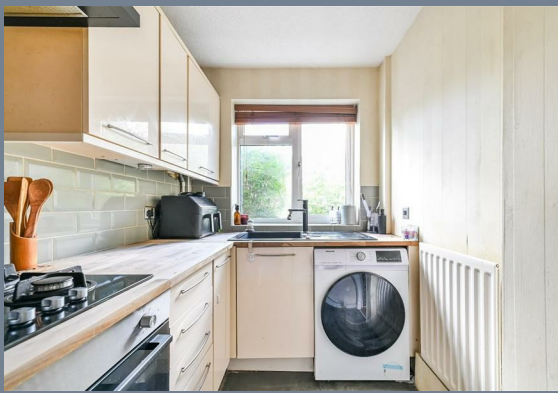
Garage to Rear

17'3 x 8'6 (5.26m x 2.59m)

Two Allocated Parking Spaces

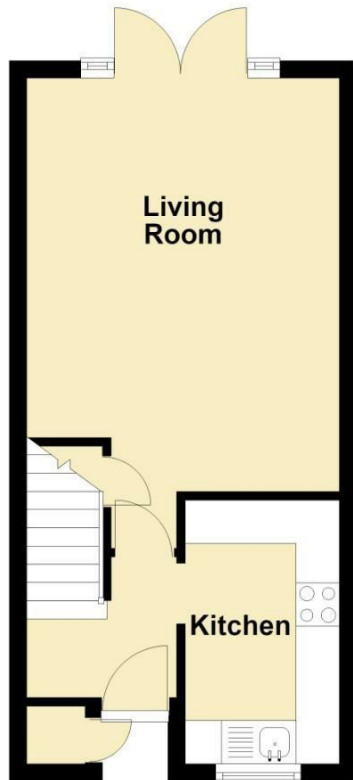
Tenure - Freehold

Council Tax - Band D

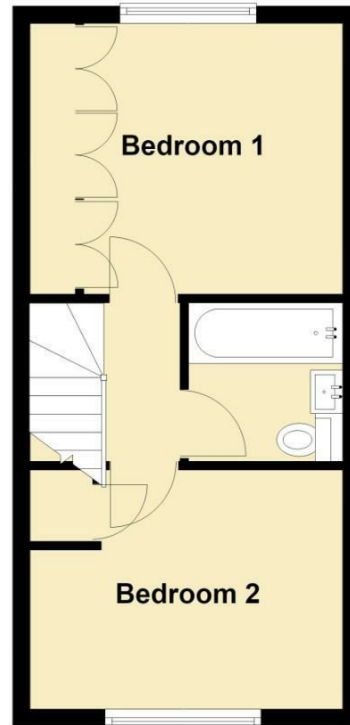




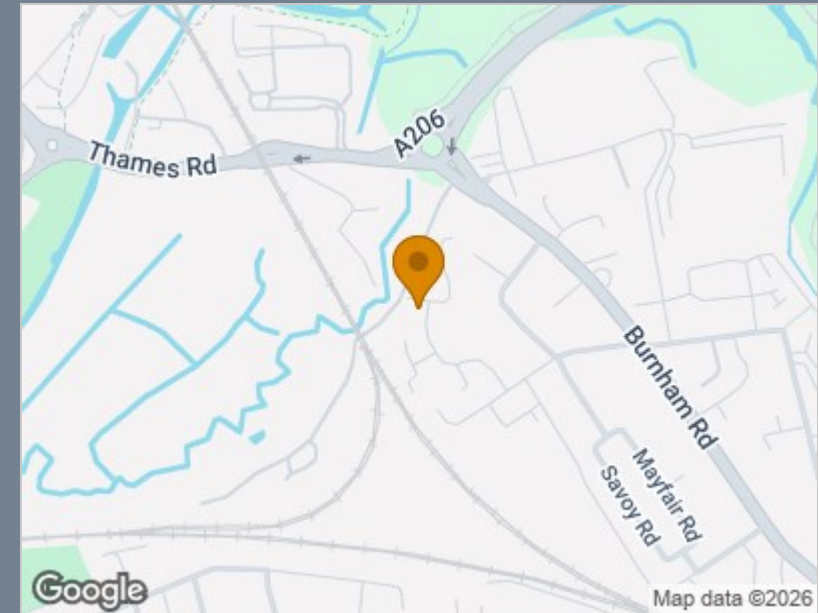
Ground Floor



First Floor



Total area: approx. 56.4 sq. metres (607.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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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