



Darent Mead, Dartford, DA4 9EH  
Guide price £425,000 Freehold

The Homes Group are delighted to present to the market this three bedroom semi-detached house which is offered to the market with no chain. The accommodation includes 26' living/dining room, modern kitchen, utility room and three good-sized bedrooms & bathroom on the first floor. The home also benefits from a easy to maintain rear garden, garage and parking. Located within a no through road a short walk from Farningham Road Station (Victoria Line), local shops, Doctors surgery and village pubs.

### Entrance Hall

### Living/Dining Room

26'11" into bay x 11'11" narrowing to 8'5" (8.20m into bay x 3.63m narrowing to 2.57m)

### Kitchen

10'11" x 9'4" (3.33m x 2.84m)

### Utility Room

11'9" x 6' narrowing to 5'6" (3.58m x 1.83m narrowing to 1.68m)

### Landing

### Bedroom One

13'7" x 9'11" (4.14m x 3.02m)

### Bedroom Two

10'11" x 10" (3.33m x 3.05m)

### Bedroom Three

9'2" x 8" (2.79m x 2.44m)

### Bathroom

### Garden

27' x 21' (8.23m x 6.40m)

### Garage

14 x 6'7" (4.27m x 2.01m)

### Driveway

Tenure: Freehold

Council Tax: Band D





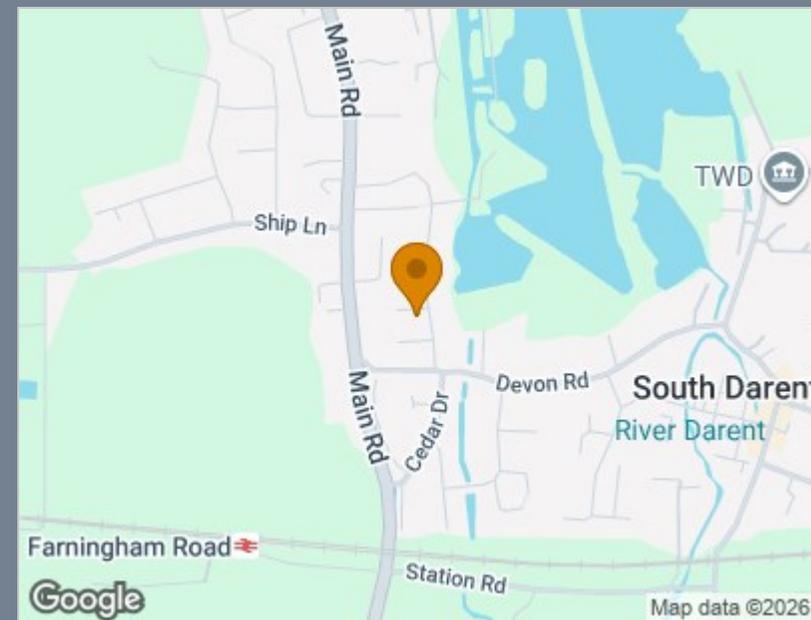
### Ground Floor



### First Floor



Total area: approx. 98.0 sq. metres (1055.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
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.