



Caxton Close, Hartley, DA3 7DL  
 Guide price £350,000 Freehold

The Homes Group are delighted to present to the market this well presented three bedroom end of terrace house located in a cul-de-sac in the sought after Village of Hartley. Accommodation includes a modern kitchen/diner, living room, three bedrooms and modern bathroom. Externally are low maintenance front and rear gardens. The home is located within a short distance of local amenities, such as Waitrose, selection of restaurants and train station at Longfield plus a variety of education facilities (for all age groups).

#### Entrance Hall

#### Kitchen/Diner

15'9 x 9'5 (4.80m x 2.87m)

#### Living Room

15'8 x 10'4 (4.78m x 3.15m)

#### Landing

#### Bedroom One

12'8 x 8'9 (3.86m x 2.67m)

#### Bedroom Two

13'6 x 6'8 (4.11m x 2.03m)

#### Bedroom Three

9'8 x 6'6 (2.95m x 1.98m)

#### Bathroom

#### Front Garden

#### Rear Garden

Tenure: Freehold

Council Tax: Band C

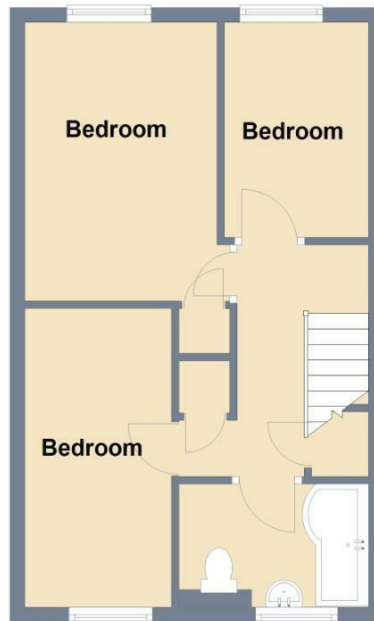




**Ground Floor**



**First Floor**



Total area: approx. 75.9 sq. metres (816.5 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>                            | 74                         | 80        |
| (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<br>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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