



Malt Kiln Place, Dartford, DA2 6FW
Guide price £425,000

Guide Price £425,000 - £450,000. This beautifully presented family home offers versatile accommodation across three floors and is conveniently located for The Brent and Gateway primary schools, the newly built Stone Lodge Secondary school, Bluewater Shopping Centre and access to the M25 and A2 motorways.

As you enter into the hallway there is a cupboard for coats and shoes, a cloakroom, an office/study room to the front and the fitted kitchen with dining/living area that leads out into the garden at the rear.

On the first floor is a double bedroom with built in wardrobes and en-suite shower room plus another living room that could be used as a bedroom. On the second floor is the family bathroom and two further double bedrooms, one with fitted wardrobes and one with a storage cupboard.

The property comes with an allocated parking space and the garden to the rear is south facing and has a patio area and artificial lawn too.

Please note the property is subject to an annual service charge. Details to be verified by sellers solicitor.

Entrance Hall

Ground Floor Cloakroom

Study/Office/Bedroom
9'2 x 6'1 (2.79m x 1.85m)

Kitchen/Diner/Living Room
23'4 x 13' (7.11m x 3.96m)

First Floor Landing

Lounge/Bedroom
13' x 11'9 (3.96m x 3.58m)

Bedroom
13' x 10' (3.96m x 3.05m)

En-Suite Shower Room
7' x 5' (2.13m x 1.52m)

Second Floor Landing

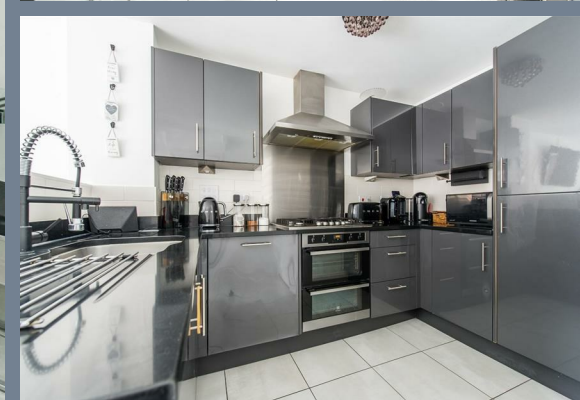
Bedroom
13' x 12'10 (3.96m x 3.91m)

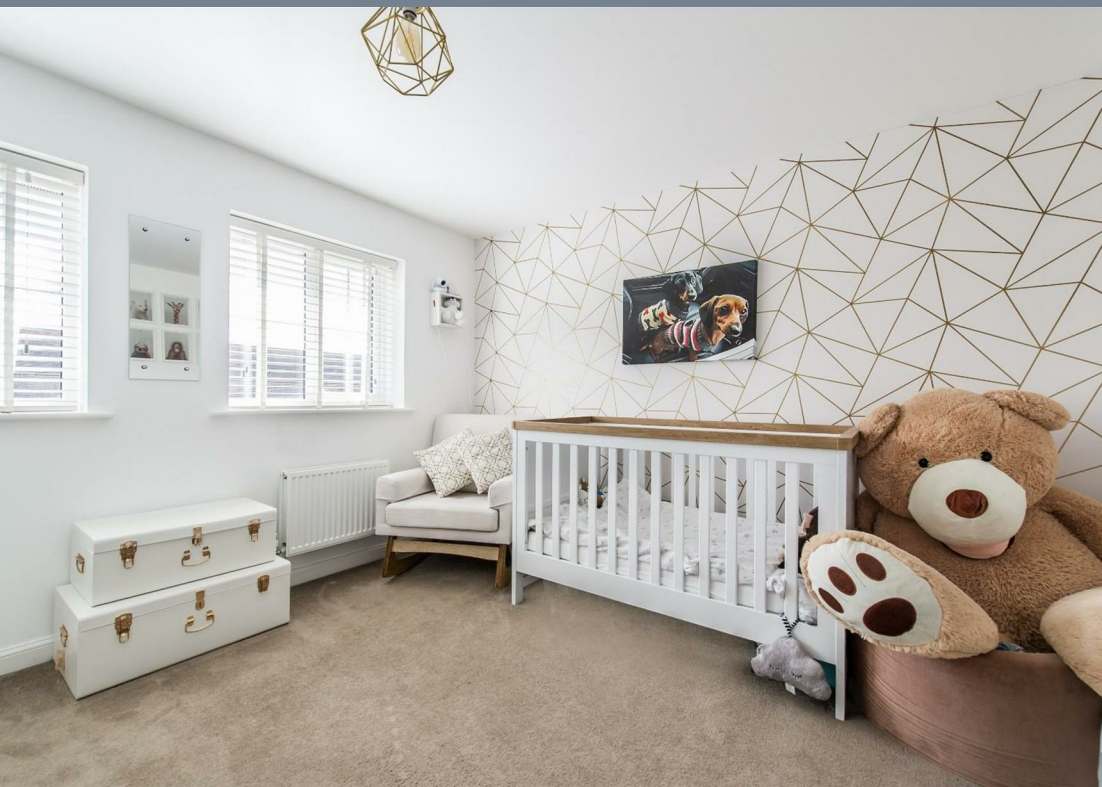
Bedroom
13' x 11'5 (3.96m x 3.48m)

Bathroom
6'4 x 6' (1.93m x 1.83m)

Rear Garden

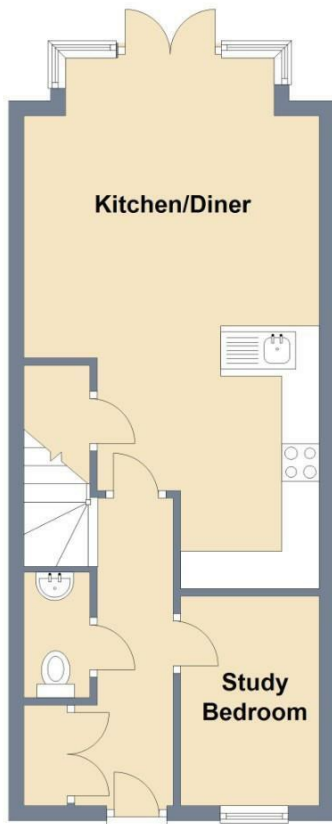
Allocated Parking Space





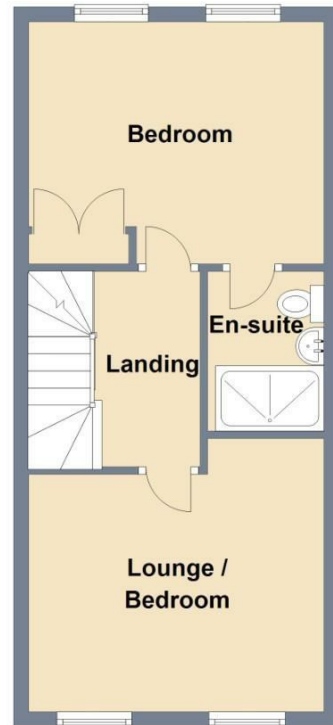
Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



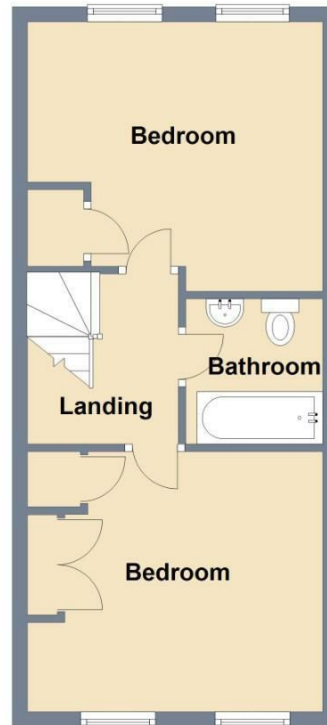
First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)

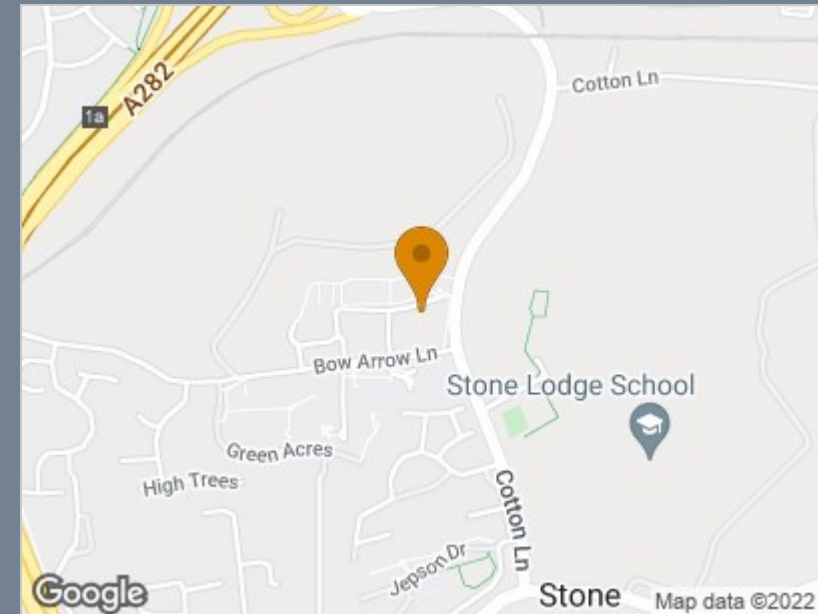


Second Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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