



THE HOMES GROUP



Waltham Close, West Dartford, DA1 3LT  
Guide price £475,000 Freehold



The Homes Group are delighted to present to the market this well presented chain free three bedroom semi-detached house set within a cul-de-sac in West Dartford. Ideally located for numerous sought after Grammar schools & education facilities and within walking distance of Crayford Station (Zone 6). Accommodation includes: entrance hall, 17' living room, 17' kitchen/dining & conservatory with three bedrooms and modern shower room upstairs. Externally are front & rear gardens, parking and garage.

### Entrance Hall

### Living Room

17' into bay x 10'9" (5.18m into bay x 3.28m)

### Kitchen/Diner

17'4" x 9" (5.28m x 2.74m)

### Conservatory

8'3" x 7'6" (2.51m x 2.29m)

### Landing

### Bedroom One

13'2" into bay x 10'6" (4.01m into bay x 3.20m)

### Bedroom Two

12'5" x 10'6" (3.78m x 3.20m)

### Bedroom Three

7'6" x 6'5" (2.29m x 1.96m)

### Bathroom

6'10" x 6'5" (2.08m x 1.96m)

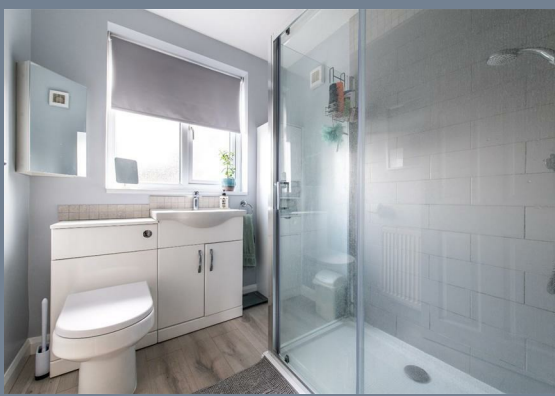
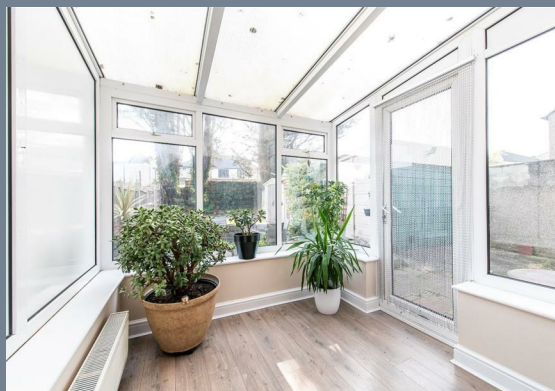
### Garden

### Driveway

### Garage

Tenure: Freehold

Council Tax: Band D





### Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)

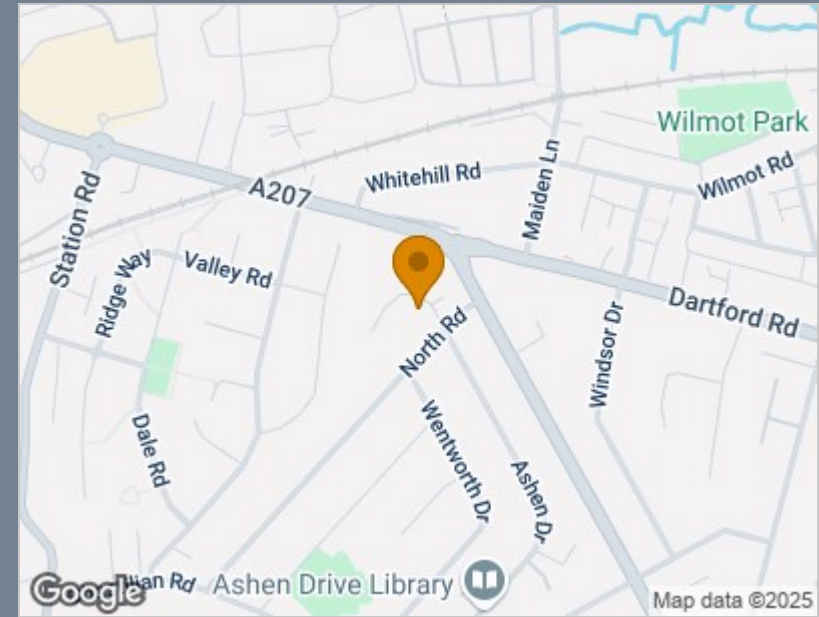


### First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	56		
(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.