



THE
HOMES
GROUP



Linden Avenue, Dartford, DA1 2RA
Guide price £475,000 Freehold



The Homes Group are delighted to present to the market this very well presented and extended four bedroom semi-detached house. The spacious and versatile accommodation would be perfect for large families, or people who work from the home. The home offers a 34' living/dining room, a 20' kitchen/diner, ground floor bathroom and the four double bedrooms upstairs. To the rear is the beautiful garden which backs onto Dartford Golf Cub. The home is located within walking distance of a verity of education facilities including the sought after Grammar Schools.

Entrance

6'9 x 4'9 (2.06m x 1.45m)

Hall

Living/Dining Room

34'2 x 8'8 widening to 12'9 (10.41m x 2.64m widening to 3.89m)

Kitchen/Breakfast Room

20'11 x 9'2 narrowing to 7'9 (6.38m x 2.79m narrowing to 2.36m)

Bathroom

10'11 x 5'4 (3.33m x 1.63m)

Landing

Bedroom One

11'10 x 9'8 (3.61m x 2.95m)

Bedroom Two

10'6 x 10'5 (3.20m x 3.18m)

Bedroom Three

10'11 x 10'1 (3.33m x 3.07m)

Bedroom Four

10'6 x 6'4 (3.20m x 1.93m)

Front Garden

Rear Garden

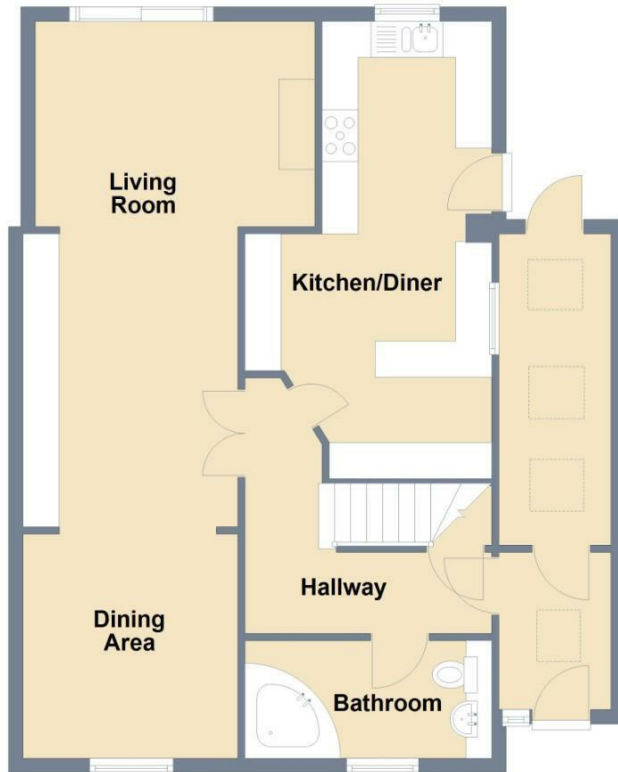
Tenure - Freehold

Council Tax - Band D





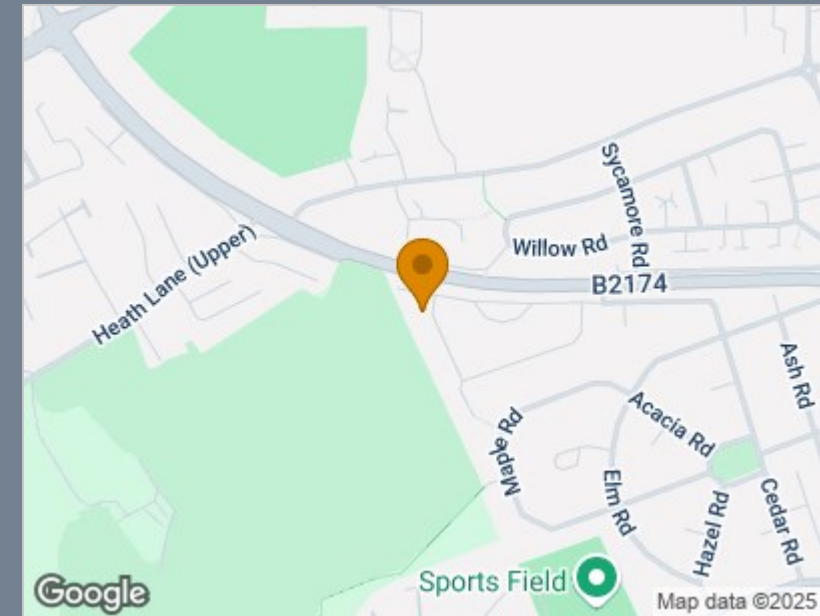
Ground Floor
Approx. 77.0 sq. metres (829.2 sq. feet)



First Floor
Approx. 47.4 sq. metres (510.2 sq. feet)



Total area: approx. 124.4 sq. metres (1339.4 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 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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