



THE
HOMES
GROUP



Hawthorn Road, Dartford, DA1 2SB
Guide price £375,000 - £400,000 Freehold



Guide Price £375,000 - £400,000. The Homes Group are delighted to offer to the market, with no forward chain, this extended three bedroom family home located within a mile of Wilmington Grammar Schools and within a mile and a quarter of Dartford Grammar Schools.

The accommodation comprises of a 16'1 x 11' living room, an 11'x 9'5 dining room with double doors leading to the garden, a 9'9 x 9'3 kitchen leading to a 12'5 x 5'6 utility room plus a 9'5 x 8'4 ground floor bathroom.

On the first floor there are three bedrooms comprising of a 16'2 x 9'5 first bedroom, an 11' x 10'10 narrowing to 7'10 second bedroom and an 8' x 8' third bedroom.

There is a 35' garden to the rear and off road parking for at least two cars to the front.

Entrance Hall

Living Room

16'1 x 11' (4.90m x 3.35m)

Kitchen

9'9 x 9'3 (2.97m x 2.82m)

Dining Room

11' x 9'5 (3.35m x 2.87m)

Utility Room

12'5 x 5'6 (3.66m'1.52m x 1.68m)

Ground Floor Bathroom

9'5 x 8'4 (2.87m x 2.54m)

Landing

Bedroom One

16'2 x 9'5 (4.93m x 2.87m)

Bedroom Two

11' x 10'10 narrowing to 7'10 (3.35m x 3.30m narrowing to 2.39m)

Bedroom Three

8' x 8' (2.44m x 2.44m)

Rear Garden

35' (10.67m)

Off Road Parking

Tenure - Freehold

Council Tax - Band C





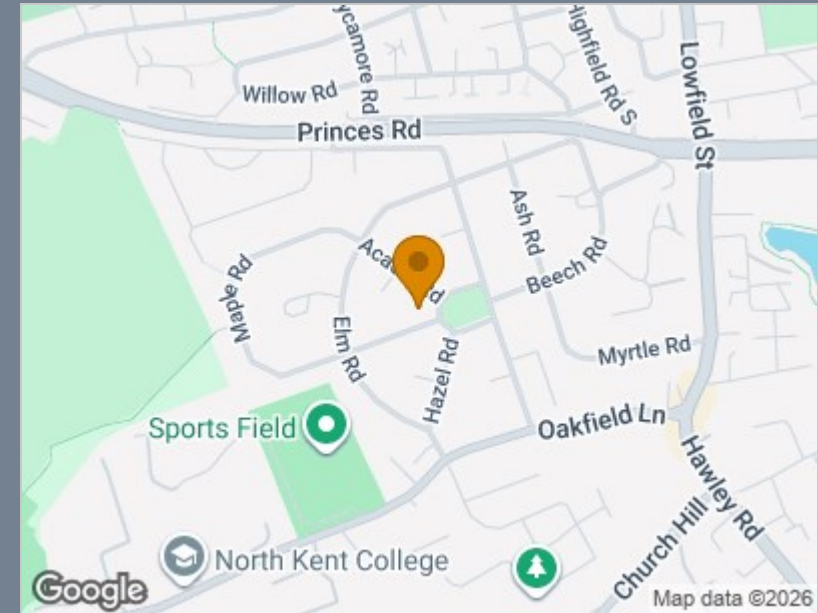
Ground Floor



First Floor



Total area: approx. 87.8 sq. metres (944.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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.

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.

71-75 Shelton Street, London, WC2H 9JQ
T: 01322 875000 | E: info@thehomesgroup.co.uk
thehomesgroup.co.uk