



Coombfield Drive, Dartford, DA2 7LH  
Guide price £375,000 Freehold

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The Homes Group are delighted to offer to the market this extended three bedroom semi-detached family house that boasts views of the countryside to the rear and is offered with no forward chain.

The property has been extended to the front and rear providing two large living areas, a second shower room and extended bedroom.

The accommodation comprises of an enclosed porch, entrance hall, shower room, a 22'1 x 10' living room, an 18'8 x 9'1 family room and 9'1 x 8'9 kitchen. On the first floor there are three good size bedrooms measuring 12' x 10'5, 10' x 9'8 and 9'2 x 9' respectively plus a family bathroom.

The 40' South West facing rear garden, which benefits from sun for the majority of the day, has a door leading into the 26' x 8'10 garage to the side of the property. There is a block paved driveway to the front and side enabling parking for two/three cars.

**Enclosed Porch**

10'4 x 3'2 (3.15m x 0.97m)

**Entrance Hall**

**Living room**

22'1 x 10' (6.73m x 3.05m)

**Family Room**

18'8 x 9'1 (5.69m x 2.77m)

**Kitchen**

9'1 x 8'9 (2.77m x 2.67m)

**Shower Room**

6' x 5'5 (1.83m x 1.65m)

**Landing**

8'10 x 6'2 (2.69m x 1.88m)

**Bedroom One**

12' x 10'5 (3.66m x 3.18m)

**Bedroom Two**

10' x 9'8 (3.05m x 2.95m)

**Bedroom Three**

9'2 x 9' (2.79m x 2.74m)

**Bathroom**

8'10 x 6'1 (2.69m x 1.85m)

**Rear Garden**

40' (12.19m)

**Garage to Side**

26' x 8'10 (7.92m x 2.69m)

**Driveway**

**Tenure - Freehold**

**Council Tax - Band C**

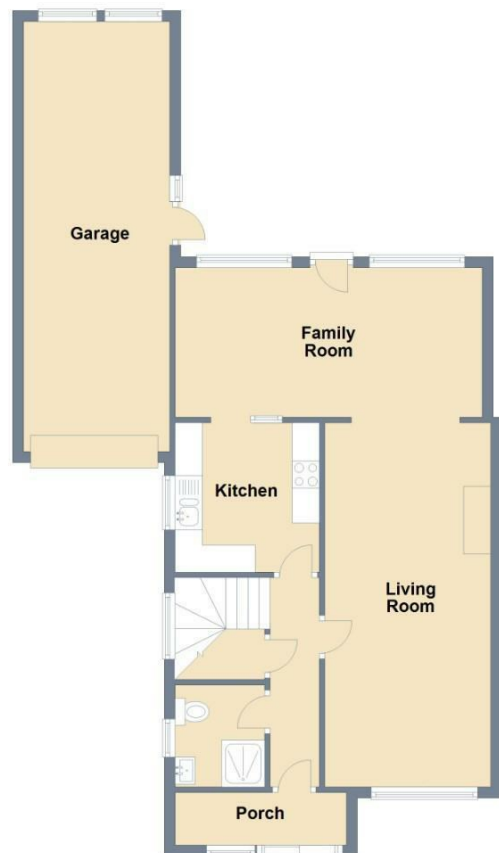








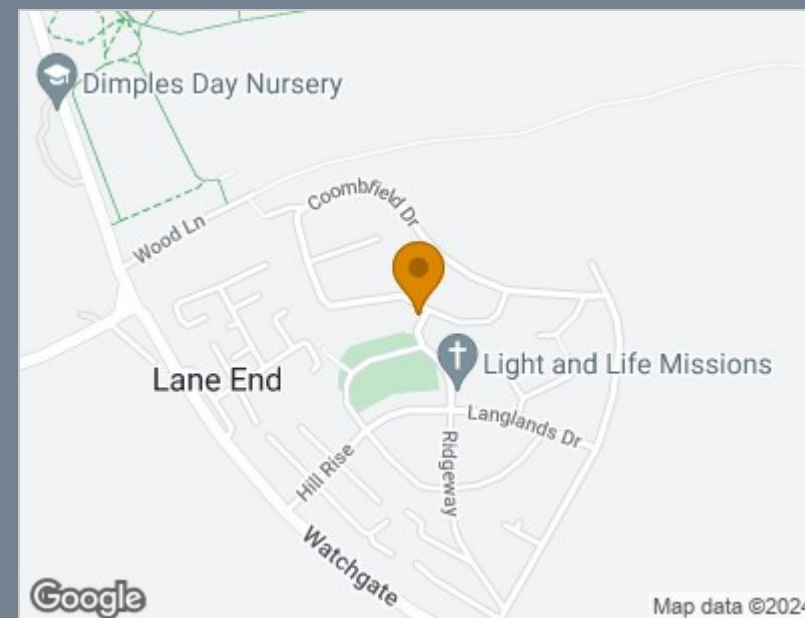
**Ground Floor**  
Approx. 58.6 sq. metres (631.3 sq. feet)



**First Floor**  
Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 97.7 sq. metres (1051.9 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            | <b>67</b>               |           |
| (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 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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