



Murray Drive, Dartford, DA2 6FS  
Guide price £350,000 Leasehold

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Guide Price £350,000 - £375,000. This two bedroom house with own garden forms part of one of the historic buildings located on the sought after development known as The Residence.

This particular two storey home is accessed via a gated driveway that runs through the former grounds of the main building and has two allocated parking spaces at the front of the property.

The Residence is a collection of converted high specification houses and apartments set within the Grade II listed buildings of the former Stone House Hospital which was built between 1862 and 1866. The development is conveniently located for local schools including the new Stone Lodge Secondary School plus local shops and is a 2 minute drive to the M25 and Dartford Tunnel.

The entrance hall has a storage cupboard, access to the ground floor cloakroom, a door leading into the spacious living area plus stairs leading up to the two bedrooms and bathroom.

The living area has full height windows and doors overlooking the private garden to the rear and is open to the fitted kitchen.

Upstairs there are two bedrooms with roof windows overlooking the other buildings of the development and the family size bathroom.

To the rear is a 37'10 x 20' garden with a large lawn area, patio and rear pedestrian access.

Lease Details:- 241 years remaining. £329.45 a year Ground Rent. £120 a month service charge. To be verified by the sellers solicitors.

#### Entrance Hall

#### Cloakroom

6'4 x 4'2 (1.93m x 1.27m)

#### Living Area

20' x 12'7 (6.10m x 3.84m)

#### Kitchen Area

12' x 7' (3.66m x 2.13m)

#### Landing

#### Bedroom One

11'1 x 10'9 (3.38m x 3.28m)

#### Bedroom Two

11' x 9'3 (3.35m x 2.82m)

#### Bathroom

7'6 x 5'8 (2.29m x 1.73m)

#### Rear Garden

37'10 x 20' (11.53m x 6.10m)

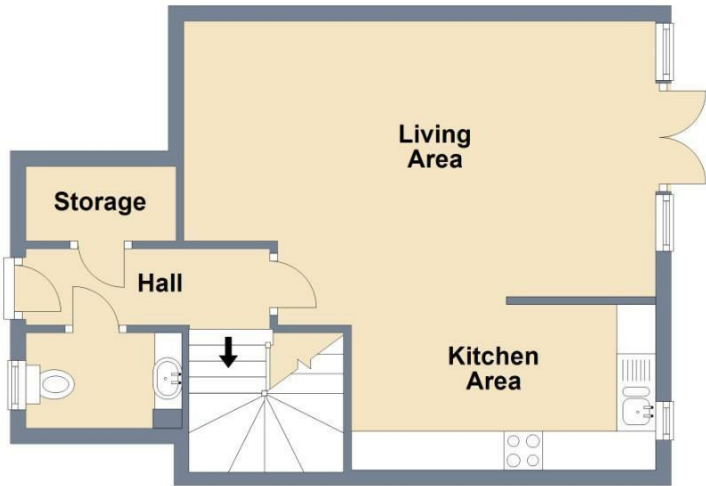
#### Parking





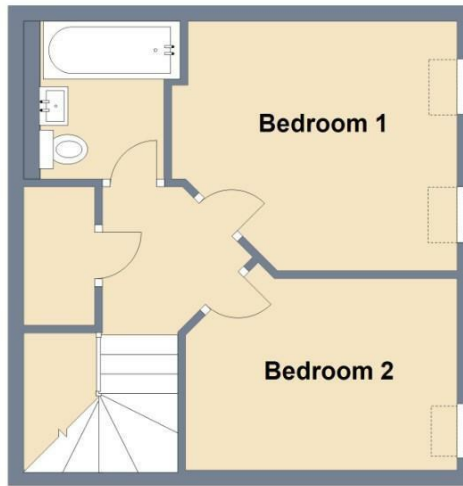
### Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



### First Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 74.8 sq. metres (804.8 sq. feet)



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