



Bath Road, Dartford, DA1 3DL  
Asking price £425,000 Freehold

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The Homes Group are delighted to present to the market this three bedroom, two reception room Victorian Style house which is located in a popular road within close proximity of Dartford Grammar Schools in West Dartford.

The accommodation comprises an entrance hall which leads to a bay-fronted living room to the front and the dining room which has double doors opening out to the rear garden. The fitted kitchen is accessed via the dining room and there is a utility cupboard and the ground floor bathroom beyond that.

On the first floor are the three double bedrooms. The main bedroom measures 12'10 to the wardrobes x 10'10, the second is 11' x 8'6 and the third bedroom at the rear of the property measures 9'1 x 8'1.

There is a 50' garden to the rear with a shed and rear pedestrian access. The walled garden to the front could be landscaped to provide off road parking for a small to medium size car subject to local planning consents.

#### Entrance Hall

#### Living Room

13'4 into bay window x 11' (4.06m into bay window x 3.35m)

#### Dining Room

11'2 x 11'2 (3.40m x 3.40m)

#### Kitchen

9'1 x 8'1 (2.77m x 2.46m)

#### Lobby & Utility Cupboard

#### Ground Floor Bathroom

7'8 x 5'6 (2.34m x 1.68m)

#### Landing

11' x 5'2 (3.35m x 1.57m)

#### Bedroom One

12'10 to wardrobes x 10'10 (3.91m to wardrobes x 3.30m)

#### Bedroom Two

11'1 x 8'6 (3.38m x 2.59m)

#### Bedroom Three

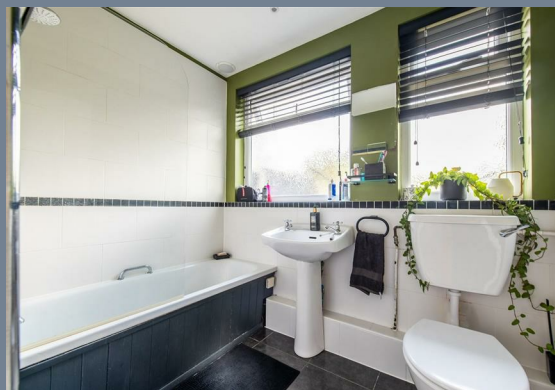
9'1 x 8'1 (2.77m x 2.46m)

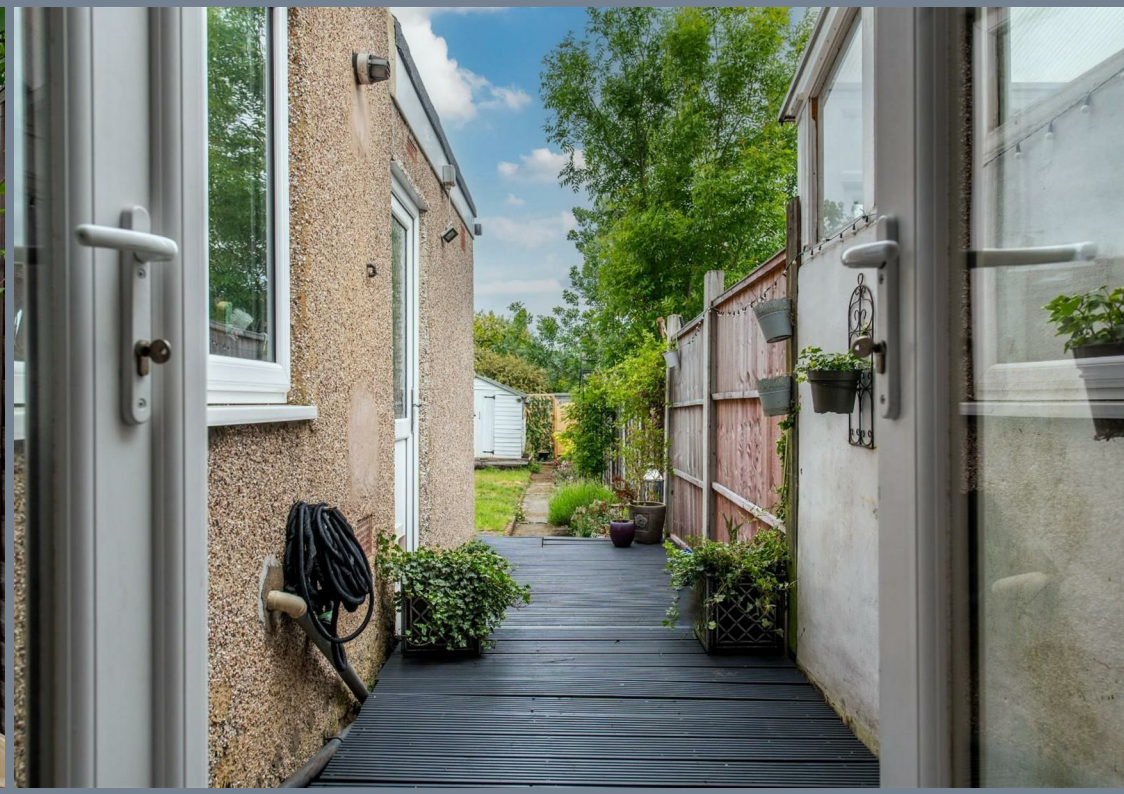
#### Rear Garden

50' (15.24m)

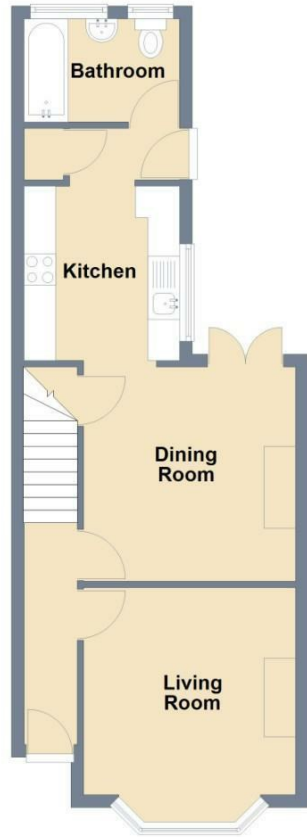
#### Tenure - Freehold

#### Council Tax - Band C





**Ground Floor**



**First Floor**



Total area: approx. 78.8 sq. metres (848.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>66</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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