



Malt Kiln Place, Dartford, DA2 6FW
Guide price £425,000 Freehold

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Guide Price £425,000 - £450,000. This beautifully presented family home offers versatile accommodation across three floors and is conveniently located for The Brent and Gateway primary schools, the newly built Stone Lodge Secondary school, Bluewater Shopping Centre and access to the M25 and A2 motorways.

As you enter into the hallway there is a cupboard for coats and shoes, a cloakroom, an office/study room to the front and the fitted kitchen with dining/living area that leads out into the garden at the rear.

On the first floor is a double bedroom with built in wardrobes and en-suite shower room plus another living room that could be used as a bedroom. On the second floor is the family bathroom and two further double bedrooms, one with fitted wardrobes and one with a storage cupboard.

The property comes with an allocated parking space and the garden to the rear is south facing and has a patio area and artificial lawn too.

Please note the property is subject to an annual service charge. Details to be verified by sellers solicitor.

Entrance Hall

Ground Floor Cloakroom

Study/Office/Bedroom

9'2" x 6'1" (2.79m x 1.85m)

Kitchen/Diner/Living Room

23'4" x 13' (7.11m x 3.96m)

First Floor Landing

Lounge/Bedroom

13' x 11'9" (3.96m x 3.58m)

Bedroom

13' x 10' (3.96m x 3.05m)

En-Suite Shower Room

7' x 5' (2.13m x 1.52m)

Second Floor Landing

Bedroom

13' x 12'10" (3.96m x 3.91m)

Bedroom

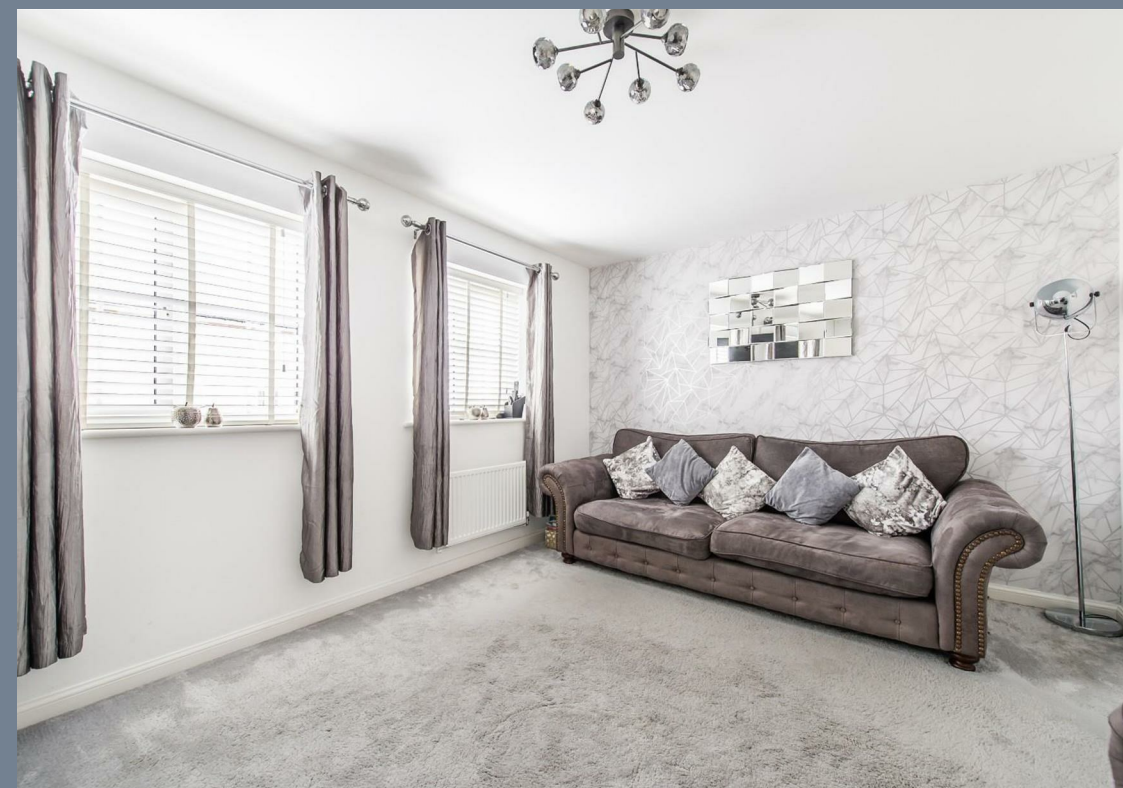
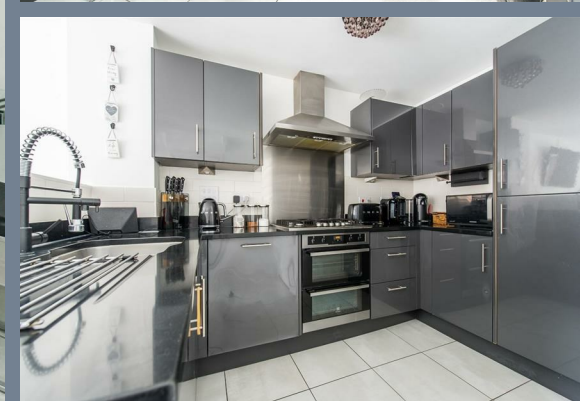
13' x 11'5" (3.96m x 3.48m)

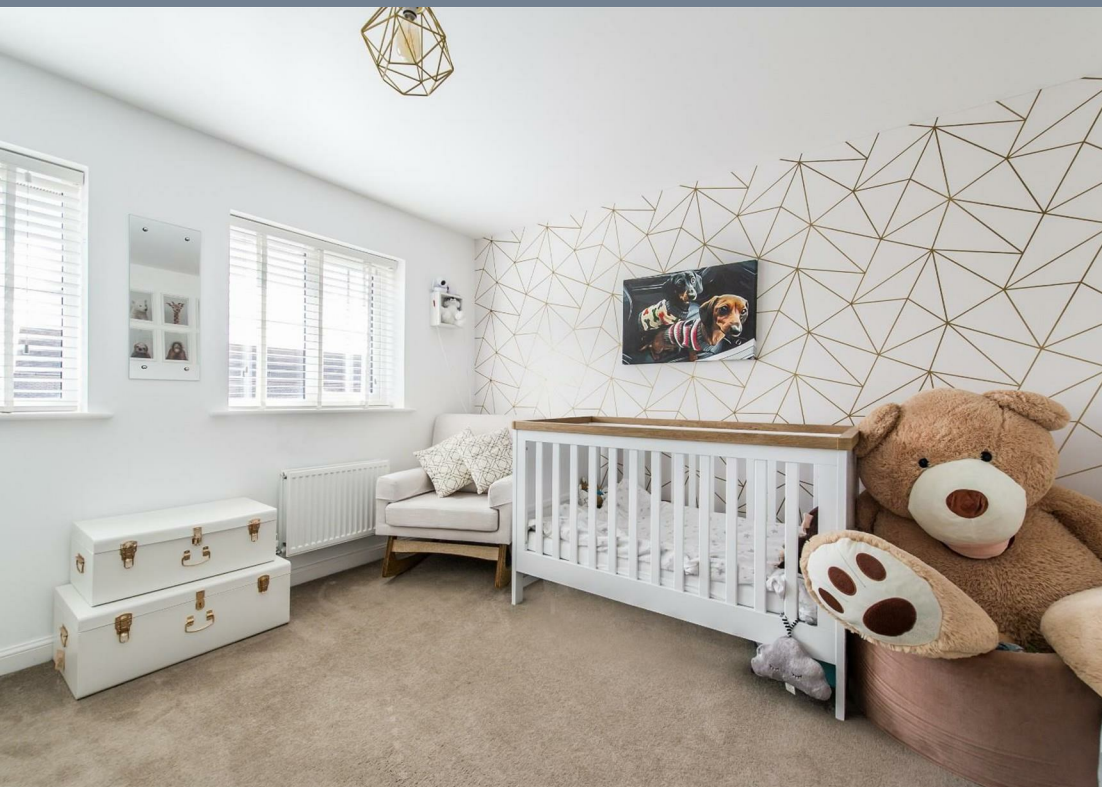
Bathroom

6'4" x 6' (1.93m x 1.83m)

Rear Garden

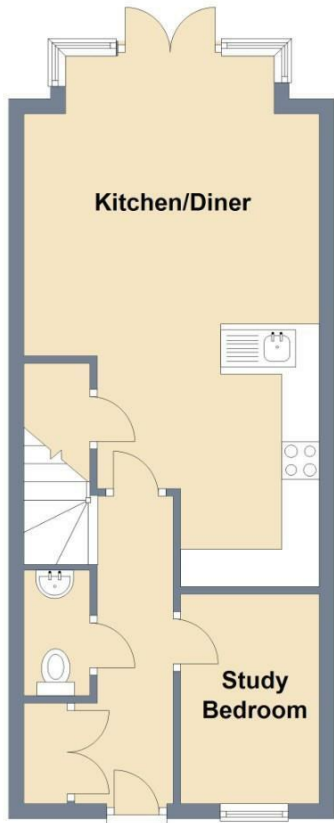
Allocated Parking Space





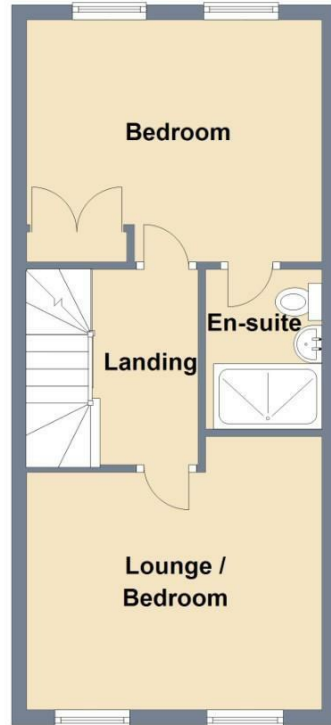
Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



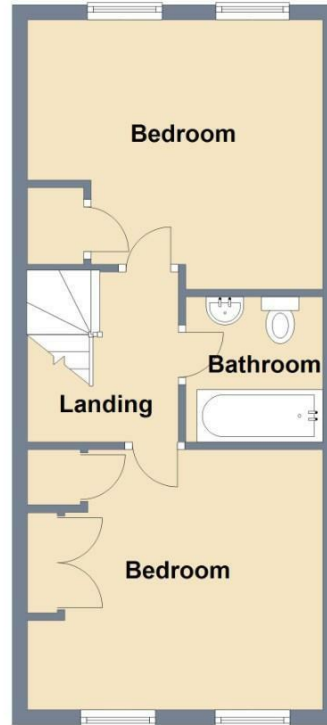
First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Second Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)

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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	96
(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		
