



Lowfield Street, Dartford, DA1 1JJ
Guide price £600,000 Freehold

The Homes Group are delighted to offer to the market this deceptively large three double bedroom, two reception room family home that boasts so much space and versatility and is conveniently located for Dartford town centre and local schools including the Dartford Grammar schools.

On the ground floor there are two living rooms measuring 18'3 x 11'8 and 22'2 x 10'6, (this has previously been used as another bedroom), a fitted 18'8 x 14'6 kitchen/Diner, a 25'7 x 8'1 Conservatory that spans the back of the house overlooking the garden. There is also a utility room and cloakroom plus a large storage cupboard and entrance porch.

On the first floor is the 19' x 13'10 master bedroom with en-suite bathroom and 9'6 x 6' walk in wardrobe, the 13'10 x 11'1 second bedroom and the 11'10 x 9'5 third bedroom which also has a step-in wardrobe. There is also a shower room and from the 18'3 x 8'4 landing there is a fixed wooden stairs to the loft rooms.

To the rear is the 70' long & 48' wide garden which has a large lawn area separate from an area of hard-standing which provides additional parking for 4-6 vehicles between the drive through car port and the 20' x 19' detached double garage. There is also an office/workshop to the rear too. The driveway has parking for a number of cars plus a gated drive through car port. Freehold

Entrance Porch

Kitchen/Diner

18'8 x 14'6 (5.69m x 4.42m)

Conservatory

25'7 x 8'1 (7.80m x 2.44m)

Dining Room

18'3 x 11'8 (5.56m x 3.56m)

Living Room

22'2 x 10'6 (6.76m x 3.20m)

Utility Room

7'2 x 6'4 (2.18m x 1.93m)

Cloakroom

Landing

18'3 x 8'4 (5.56m x 2.54m)

Master Bedroom

19' x 13'10 (5.79m x 4.22m)

En-suite Bathroom

7'10 x 4'7 (2.39m x 1.40m)

Walk-In Wardrobe

9'6 x 6' (2.90m x 1.83m)

Bedroom Two

13'10 x 11'1 (4.22m x 3.38m)

Bedroom Three

11'10 x 9'5 (3.61m x 2.87m)

Shower Room

9'1 x 8'6 (2.77m x 2.59m)

Loft Room One

18'2 x 6'9 widening to 15' (5.54m x 2.06m widening to 4.57m)

Loft Room Two

20'7 x 6'3 (6.27m x 1.91m)

Rear Garden

70' x 48' (21.34m x 14.63m)

Double Garage to Rear

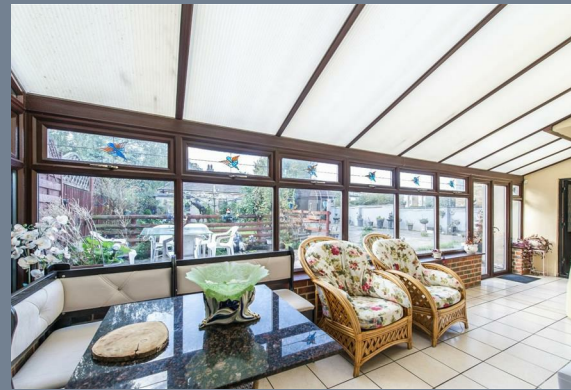
20' x 19' (6.10m x 5.79m)

Parking & Car Port

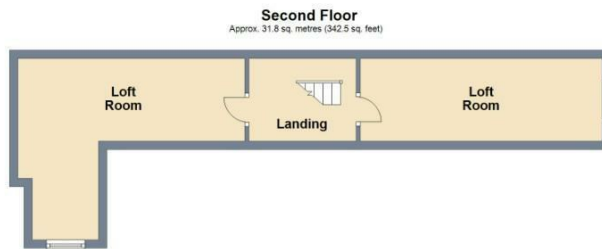
21'7 x 9'2 (6.58m x 2.79m)

Tenure - Freehold

Council Tax - Band C







Total area: approx. 225.2 sq. metres (2423.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	61	
(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 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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