



Joyce Green Lane, Dartford, DA1 5HN  
Guide price £350,000 Freehold

 3  1  2 

The Homes Group are delighted to present to the market this three bedroom end of terrace house offered to the market with no chain. The home offers good-sized accommodation throughout and would make the ideal family home. Ideally located for a choice of schools, shops and bus services with Dartford town centre & station are about a 15 minute walk away.

Accommodation comprises of an entrance porch, hall, living room, dining room with door to garden, kitchen leading to lobby with storage facilities, which would make an ideal utility room or home office/study. On the first floor are the three good-sized bedrooms and separate bathroom & toilet.

**Entrance Porch**

7'4 x 3'7 (2.24m x 1.09m)

**Entrance Hall**

**Living Room**

13'2 x 11'5 extending to 12'9 (4.01m x 3.48m extending to 3.89m)

**Dining Room**

10'4 x 8'11 (3.15m x 2.72m)

**Kitchen**

10'3 x 8'5 (3.12m x 2.57m)

**Lobby**

**Landing**

**Bedroom One**

11'7 widening to 12'11 x 10'5 (3.53m widening to 3.94m x 3.18m)

**Bedroom Two**

11'4 x 8'11 (3.45m x 2.72m)

**Bedroom Three**

8'8 x 8'5 (2.64m x 2.57m)

**Bathroom**

5'7 x 4'10 (1.70m x 1.47m)

**Separate W.C.**

5'7 x 2'8 (1.70m x 0.81m)

**Garden**

**Tenure - Freehold**

**Council Tax - Band C**





### Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)

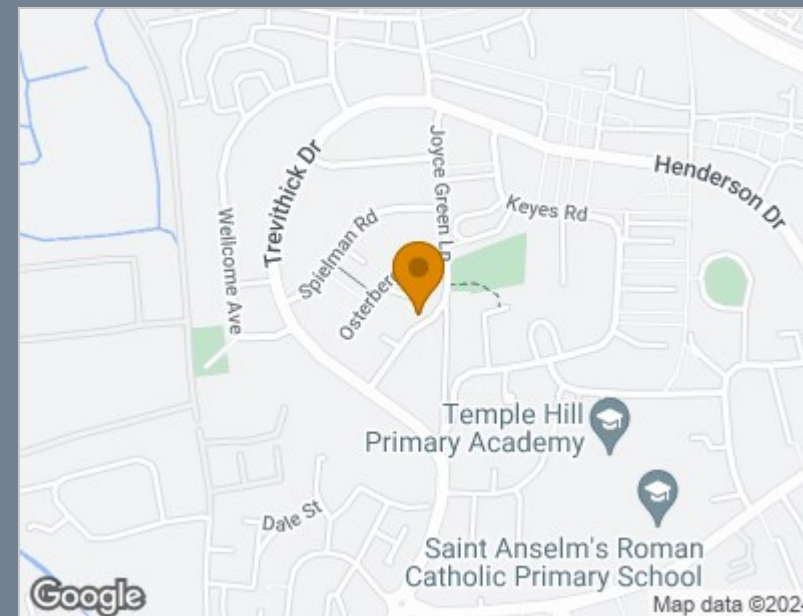


### First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 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>                            |                            |           |
| (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<br>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.

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.