



Burnham Road, Dartford, DA1 5AL  
Guide price £425,000 Freehold

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The Homes Group are proud to present to the market this beautifully presented and spacious Victorian style house offering the perfect fusion of period features & contemporary living. The home is located within a short walk of Dartford Station & Town Centre plus a selection of local schools including the Dartford Grammar Schools.

Upon entering the front door the spacious hall way offers access to the living room & sitting room which then opens to the contemporary kitchen/diner with its array of integrated appliances. On the first floor are the three bedrooms and a family bathroom. The rear garden is approximately 80' long and has a number of decked and patio areas, for optimal sun throughout the day, and is low maintenance thanks to artificial lawn.

#### Entrance Hall

#### Living Room

13'1" into bay x 10'2" (3.99m into bay x 3.10m)

#### Sitting Room

11'8" x 10'7" (3.56m x 3.23m)

#### Kitchen/Diner

18' x 9' (5.49m x 2.74m)

#### Landing

#### Bedroom One

14'1" x 10'4" extending to 12'9" into bay (4.29m x 3.15m extending to 3.89m into bay)

#### Bedroom Two

11'8" x 8' (3.56m x 2.44m)

#### Bedroom Three

9'1" x 8'8" (2.77m x 2.64m)

#### Bathroom

6'3" x 5'9" (1.91m x 1.75m)

#### Rear Garden

#### Tenure - Freehold

#### Council Tax - Band D





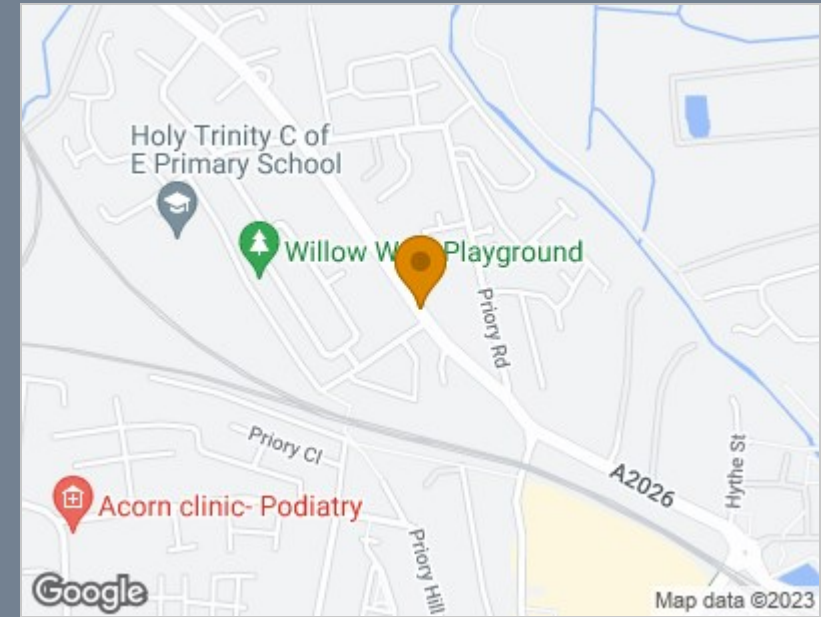
**Ground Floor**  
Approx. 44.7 sq. metres (480.8 sq. feet)



**First Floor**  
Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 90.0 sq. metres (969.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>66</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 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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