



THE HOMES GROUP



Waltham Close, West Dartford, DA1 3LT  
Guide price £475,000 Freehold



The Homes Group are delighted to present to the market this well presented chain free three bedroom semi-detached house set within a cul-de-sac in West Dartford. Ideally located for numerous sought after Grammar schools & education facilities and within walking distance of Crayford Station (Zone 6). Accommodation includes: entrance hall, 17' living room, 17' kitchen/dining & conservatory with three bedrooms and modern shower room upstairs. Externally are front & rear gardens, parking and garage.

### Entrance Hall

### Living Room

17' into bay x 10'9" (5.18m into bay x 3.28m)

### Kitchen/Diner

17'4" x 9" (5.28m x 2.74m)

### Conservatory

8'3" x 7'6" (2.51m x 2.29m)

### Landing

### Bedroom One

13'2" into bay x 10'6" (4.01m into bay x 3.20m)

### Bedroom Two

12'5" x 10'6" (3.78m x 3.20m)

### Bedroom Three

7'6" x 6'5" (2.29m x 1.96m)

### Bathroom

6'10" x 6'5" (2.08m x 1.96m)

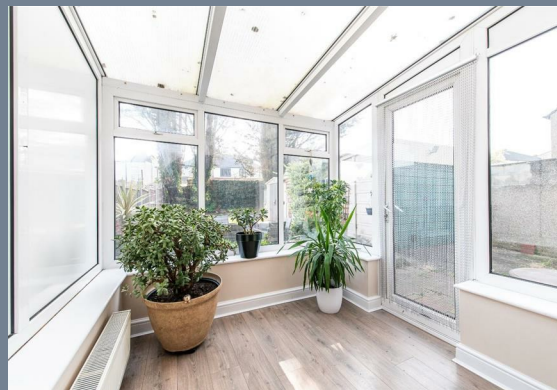
### Garden

### Driveway

### Garage

Tenure: Freehold

Council Tax: Band D





### Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 81.1 sq. metres (872.6 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>		77
(55-68) <b>D</b>	56	
(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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