



THE
HOMES
GROUP



Iron Mill Lane, Dartford, DA1 4PE
Guide price £375,000 - £425,000 Freehold



Guide Price £375,000 - £400,000. THREE BEDROOMS -
15'6 x 12'5 SUMMER HOUSE - TWO CAR DRIVEWAY -
15'10 x 11'5 LIVING ROOM - 15'10 x 9'10
KITCHEN/DINER - CLOAKROOM - FIRST FLOOR
BATHROOM

A well presented three bedroom end of terrace family home conveniently located for local schools, shops and bus routes. The owners have enhanced the interior and exterior of the property and utilised the outside space to create entertaining and storage areas.

The accommodation comprises of an entrance hall with stairs to the first floor and a door through to the living room which provides access to the kitchen/diner. The kitchen/diner has doors to a handy utility cupboard and a cloakroom plus a door out to the garden. There are three bedrooms and the family bathroom located on the first floor.

There is an 15'6 x 12'5 Summerhouse in the garden which is currently a playroom and cinema but could easily be used as an office, gym or outdoor bar area. The owners have also added a walk through storage shed to the side of the house. There are two parking spaces on the driveway to the front.

Entrance Hall

Living Room

15'10 x 11'5 (4.83m x 3.48m)

Kitchen/Diner

15'10 x 9'10 (4.83m x 3.00m)

Ground Floor Cloakroom

Utility Cupboard

Landing

Bedroom One

11'7 x 10'2 (3.53m x 3.10m)

Bedroom Two

10'2 x 10' (3.10m x 3.05m)

Bedroom Three

8'6 x 8' (2.59m x 2.44m)

Bathroom

Garden

30' (9.14m)

Storage Shed

27'7 x 4'8 (8.41m x 1.42m)

Summerhouse

15'6 x 12'3 (4.72m x 3.73m)

Off Road Parking

Tenure - Freehold

Council Tax - Band C





Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)

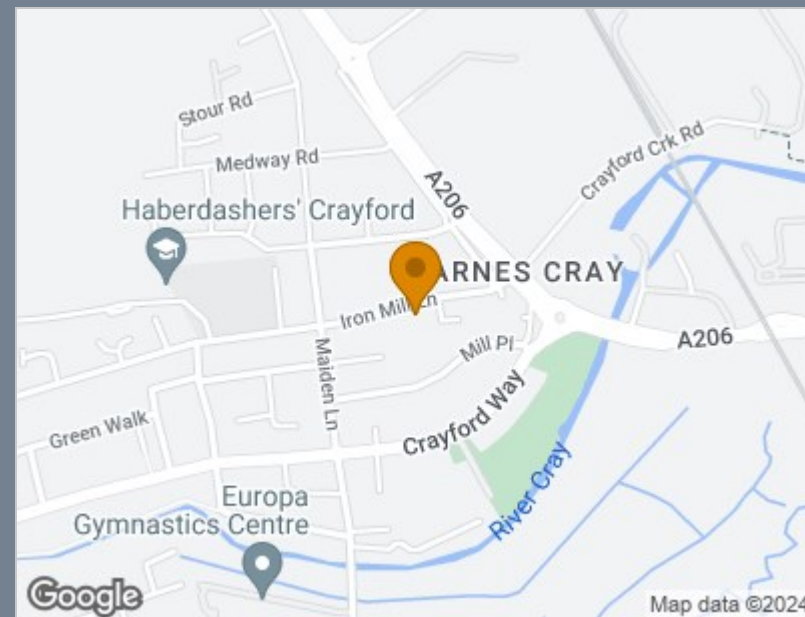


First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

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.