



Malt Kiln Place, Dartford, DA2 6FW  
Guide price £425,000

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Guide Price £425,000 - £450,000. This beautifully presented family home offers versatile accommodation across three floors and is conveniently located for The Brent and Gateway primary schools, the newly built Stone Lodge Secondary school, Bluewater Shopping Centre and access to the M25 and A2 motorways.

As you enter into the hallway there is a cupboard for coats and shoes, a cloakroom, an office/study room to the front and the fitted kitchen with dining/living area that leads out into the garden at the rear.

On the first floor is a double bedroom with built in wardrobes and en-suite shower room plus another living room that could be used as a bedroom. On the second floor is the family bathroom and two further double bedrooms, one with fitted wardrobes and one with a storage cupboard.

The property comes with an allocated parking space and the garden to the rear is south facing and has a patio area and affificial lawn too.

Please note the property is subject to an annual service charge. Details to be verified by sellers solicitor.

#### Entrance Hall

#### Ground Floor Cloakroom

#### Study/Office/Bedroom

9'2 x 6'1 (2.79m x 1.85m)

#### Kitchen/Diner/Living Room

23'4 x 13' (7.11m x 3.96m)

#### First Floor Landing

#### Lounge/Bedroom

13' x 11'9 (3.96m x 3.58m)

#### Bedroom

13' x 10' (3.96m x 3.05m)

#### En-Suite Shower Room

7' x 5' (2.13m x 1.52m)

#### Second Floor Landing

#### Bedroom

13' x 12'10 (3.96m x 3.91m)

#### Bedroom

13' x 11'5 (3.96m x 3.48m)

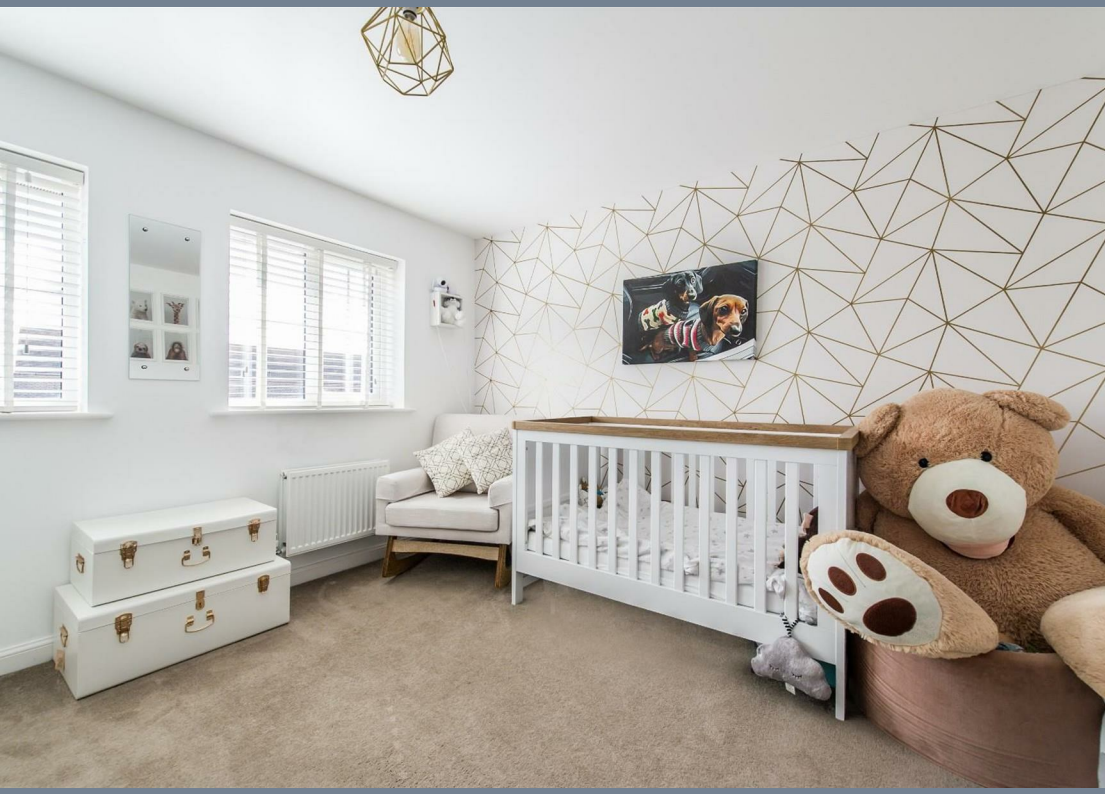
#### Bathroom

6'4 x 6' (1.93m x 1.83m)

#### Rear Garden

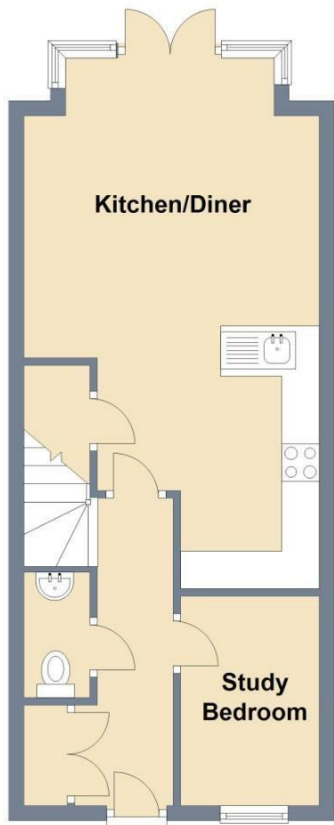
#### Allocated Parking Space





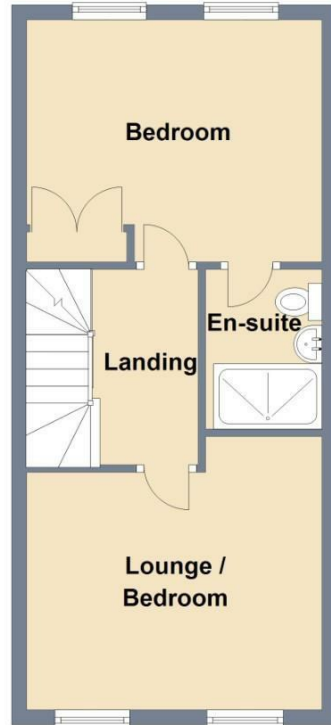
### Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



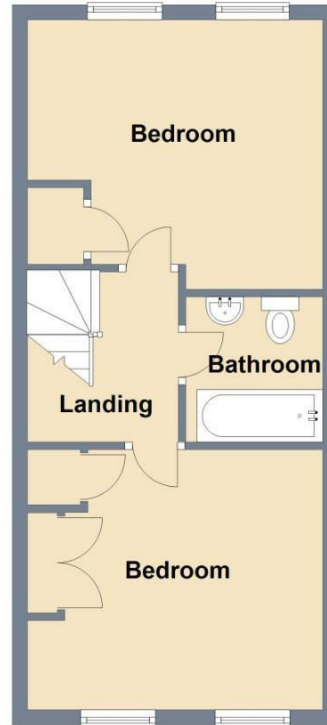
### First Floor

Approx. 36.4 sq. metres (391.7 sq. feet)

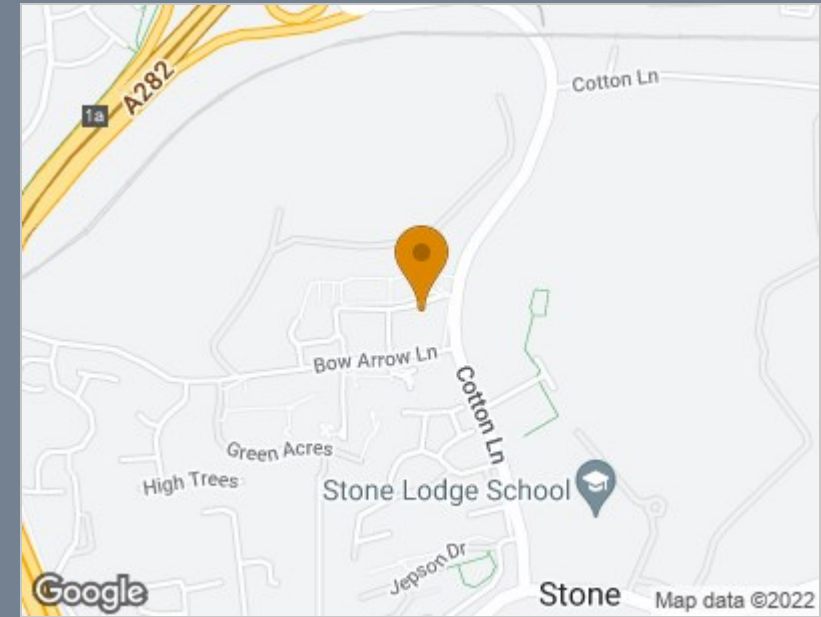


### Second Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



Total area: approx. 111.3 sq. metres (1198.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>86</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 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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