



Holmsdale Grove, Barnehurst, DA7 6NX  
Guide price £375,000 Freehold

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The Homes Group are delighted to offer to the market this three bedroom family home with off road parking and a detached garage to the rear that is located in a popular road close to local schools and shops and is situated within 0.9 miles of both Barnehurst and Slade Green Train Stations.

The accommodation comprises of an entrance hall, a 18'1 x 9'10 living room, a 10'5 x 9'10 dining room, plus an 11'7 x 5' kitchen on the ground floor. There are three bedrooms and a bathroom located on the first floor.

There is a driveway for two cars at the front and a detached 20' x 14'6 detached garage located at the end of the 33' south facing rear garden.

#### **Entrance Hall**

14'8 x 5' (4.47m x 1.52m)

#### **Living Room**

18'1 into bay x 9'9 (5.51m into bay x 2.97m)

#### **Dining Room**

10'5 x 9'10 (3.18m x 3.00m)

#### **Kitchen**

11'7 x 5' (3.53m x 1.52m)

#### **Landing**

#### **Bedroom One**

15'9 into bay x 9'6 (4.80m into bay x 2.90m)

#### **Bedroom Two**

13' x 9'5 (3.96m x 2.87m)

#### **Bedroom Three**

9'2 x 5'5 (2.79m x 1.65m)

#### **Bathroom**

7'9 x 5'5 (2.36m x 1.65m)

#### **Rear Garden**

33' (10.06m)

#### **Detached Garage**

20' x 14'6 (6.10m x 4.42m)

#### **Driveway**

**Tenure - Freehold**

**Council Tax - Band D**





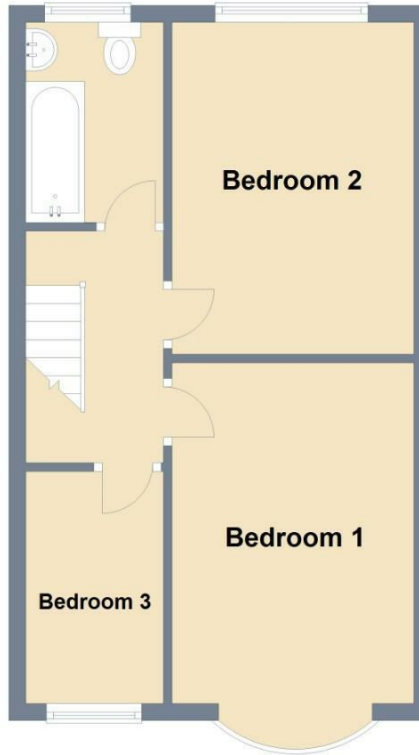
### Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)

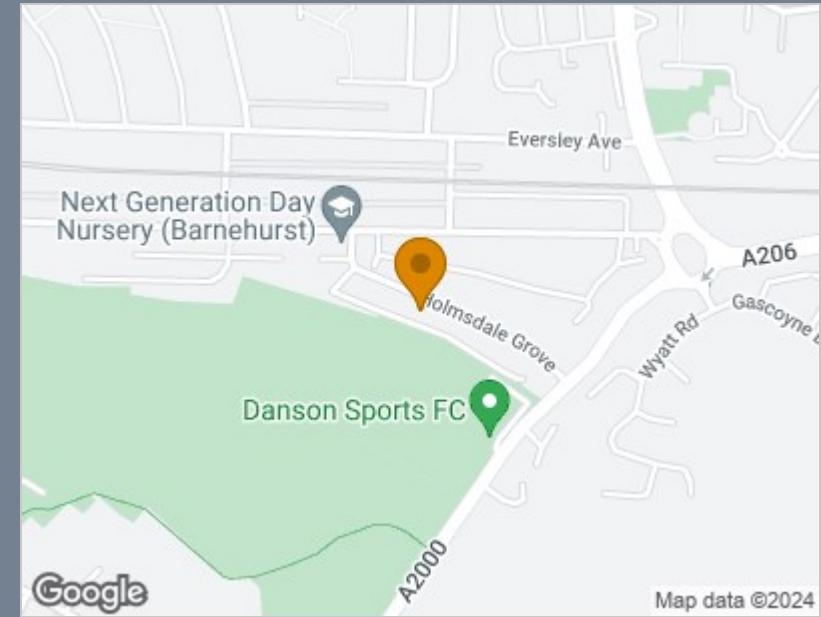


### First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Total area: approx. 75.5 sq. metres (813.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</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>			
<i>Not energy efficient - higher running costs</i>			
<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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