



THE  
HOMES  
GROUP

Darenth Park Avenue, Dartford, DA2 6JN  
Guide price £350,000 - £375,000 Freehold

 2  2  1  C

Guide Price £350,000 - £375,000. The Homes Group are delighted to present to the market this two double bedroom house set within the popular Darenth Village Park development which is conveniently located for Darent Valley Hospital and the M25/A2 motorway networks.

The accommodation comprises of an entrance hall, cloakroom, kitchen and living room which has double doors opening out to the rear garden. On the first there are two bedrooms and a bathroom.

The property also benefits from two allocated parking spaces and is offered with no forward chain.

We understand the home is subject to an annual service charge of £120 per annum. All information will be verified by the vendors solicitors.

#### Entrance Hall

#### Ground Floor Cloakroom

#### Kitchen

9'3 x 6'1 (2.82m x 1.85m)

#### Living Room

14'5 x 12'7 (4.39m x 3.84m)

#### Landing

#### Bedroom One

12'8 x 11'8 narrowing to 8'9 (3.86m x 3.56m narrowing to 2.67m)

#### Bedroom Two

12'8 x 8'9 (3.86m x 2.67m)

#### First Floor Bathroom

#### Rear Garden

45' (13.72m)

#### Two Allocated Parking Spaces

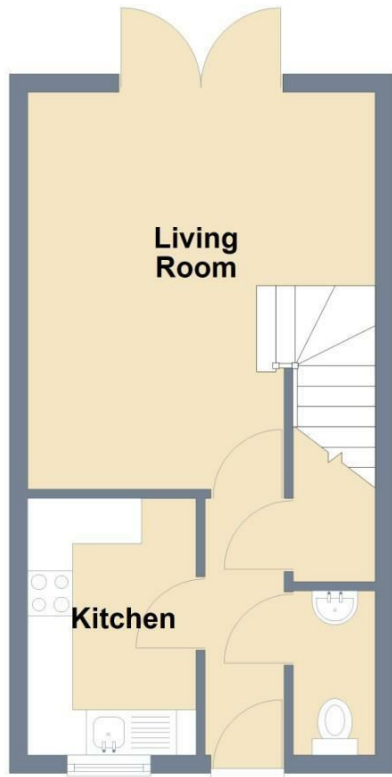
#### Tenure - Freehold

#### Council Tax - Band D

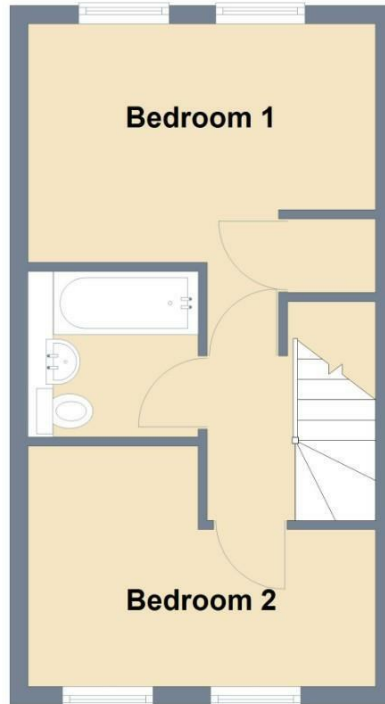




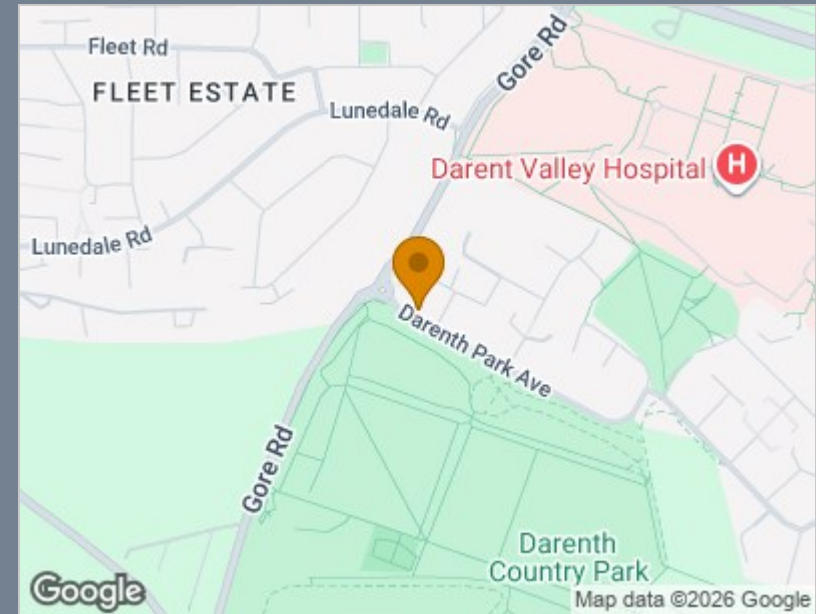
### Ground Floor



### First Floor



Total area: approx. 56.5 sq. metres (608.5 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>		
(69-80) <b>C</b>	71	76
(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.

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.