



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

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)

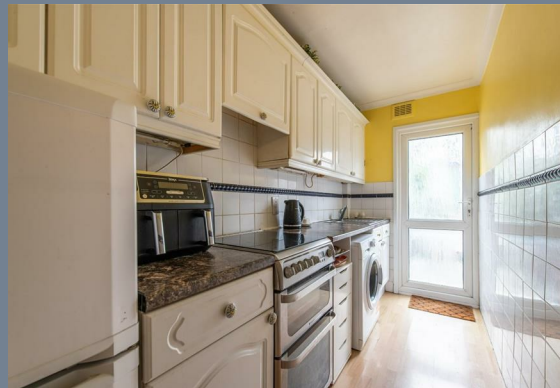
Detached Garage

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

Driveway

Tenure - Freehold

Council Tax - Band D





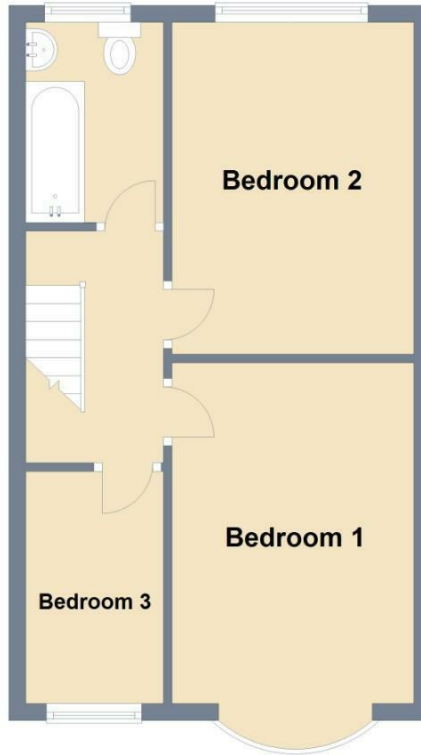
Ground Floor

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

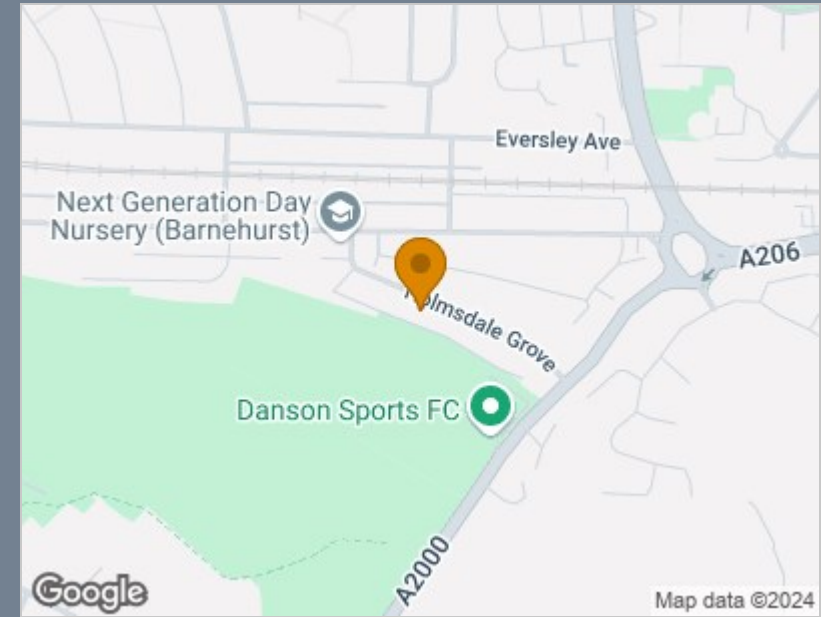


First Floor

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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