



THE
HOMES
GROUP



Rectory Close, Dartford, DA1 4RP
Guide price £425,000 Freehold

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The Homes Group are delighted to offer to the market this three bedroom semi detached family home located in a popular close within close proximity of Crayford Town Centre shops, amenities, transport links and local primary and secondary schools.

The accommodation comprises of a porch, entrance hall, a 27' x 11'7 through lounge, a 10' kitchen plus three bedrooms and a family bathroom on the first floor. The house also benefits from a full height basement which could have a number of uses.

The 100' garden to the rear is laid out over four tiers plus there is a private driveway to the front for parking and there is a garage to the rear of the house which is accessed via the shared driveway to the side.

Enclosed Porch

Entrance Hall

Living Room

27' x 11'7 (8.23m x 3.53m)

Kitchen

10' x 7'5 (3.05m x 2.26m)

Basement Area

Landing

8'7 x 7'1 (2.62m x 2.16m)

Bedroom One

14' x 8'7 to wardrobes (4.27m x 2.62m to wardrobes)

Bedroom Two

13' x 10'6 (3.96m x 3.20m)

Bedroom Three

9'3 x 7'1 (2.82m x 2.16m)

Bathroom

7'1 x 7'1 (2.16m x 2.16m)

Rear Garden

100' (30.48m)

Garage to Side

Front Driveway

Tenure - Freehold

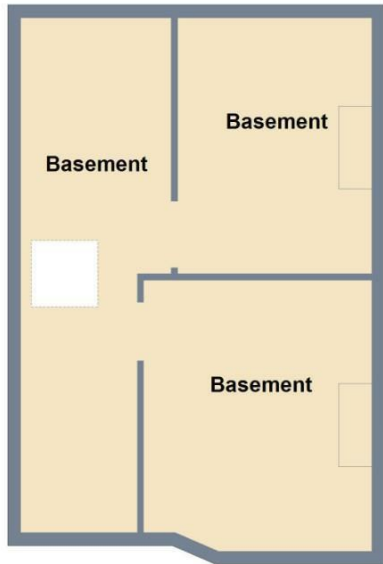
Council Tax - Band D





Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor

Approx. 42.1 sq. metres (453.2 sq. feet)

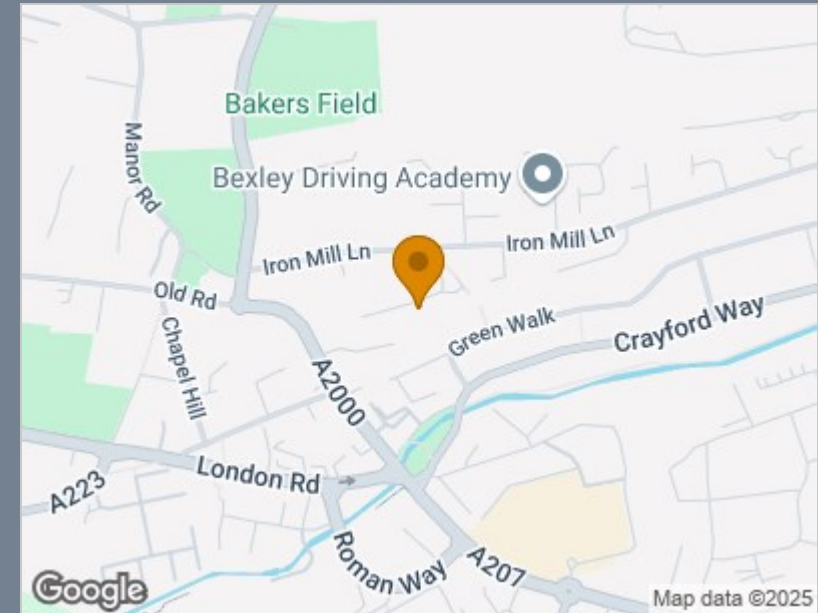


First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 84.1 sq. metres (905.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(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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