



East Hill Drive, Dartford, DA1 1QP  
Guide price £500,000 Freehold

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The Homes Group are delighted to offer to the market this well presented three double bedroom extended semi-detached house. Located within a short walk to town centre, Darford Park and a variety of education facilities. The home offers two reception rooms, modern kitchen, utility room and ground floor cloakroom. Upstairs are the three double bedrooms, bathroom and separate shower room. Externally the home benefits from a good-sized garden with workshop/mancave and a front garden with driveway.

### Entrance Hall

### Living Room

13'6 x 10'10 (4.11m x 3.30m)

### Dining Room

11' x 10'10 (3.35m x 3.30m)

### Utility Room

7'10 x 6'10 (2.39m x 2.08m)

### Cloakroom

### Kitchen

10' x 7'6 (3.05m x 2.29m)

### Landing

### Bedroom One

13'4 x 10'10 (4.06m x 3.30m)

### Bedroom Two

11' x 10'8 (3.35m x 3.25m)

### Bedroom Three

9'10 x 7'8 (3.00m x 2.34m)

### Bathroom

8'2 x 5'11 (2.49m x 1.80m)

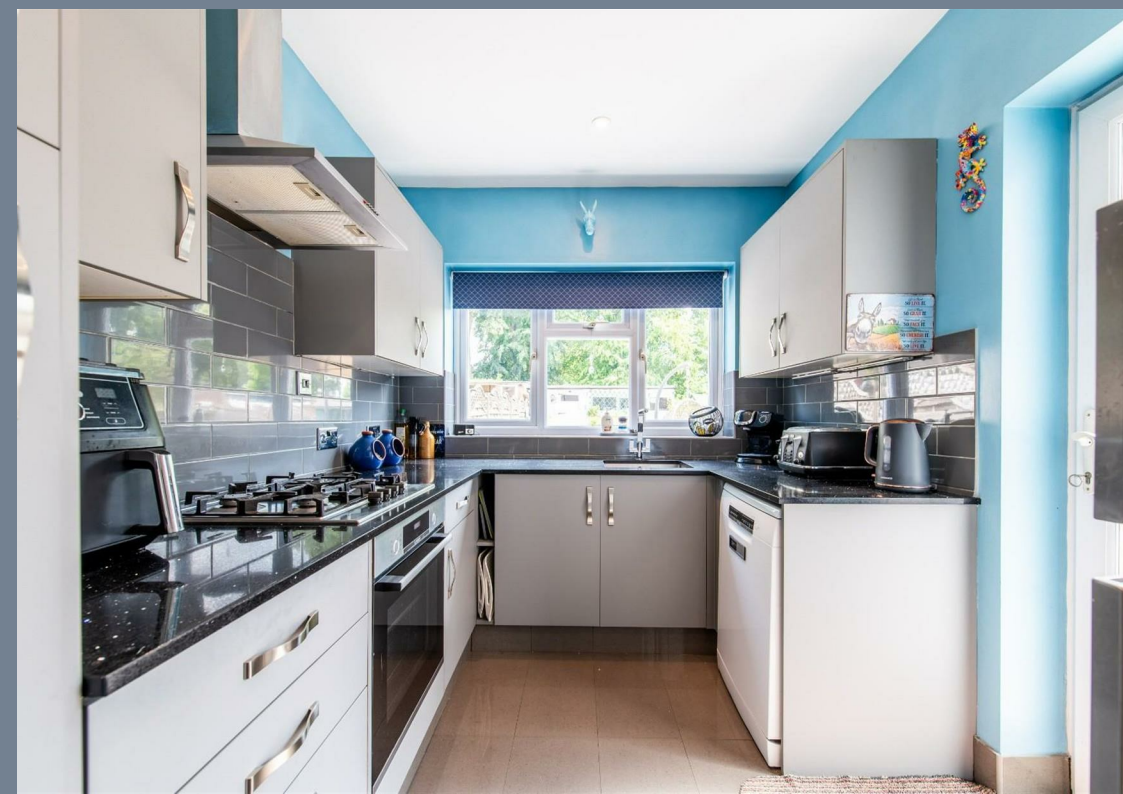
### Shower Room

### Garden

### Driveway

Tenure: Freehold

Council Tax: Band C



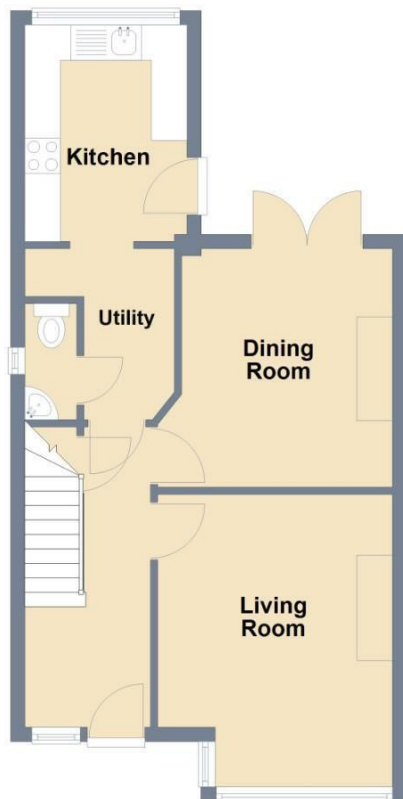






### Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)

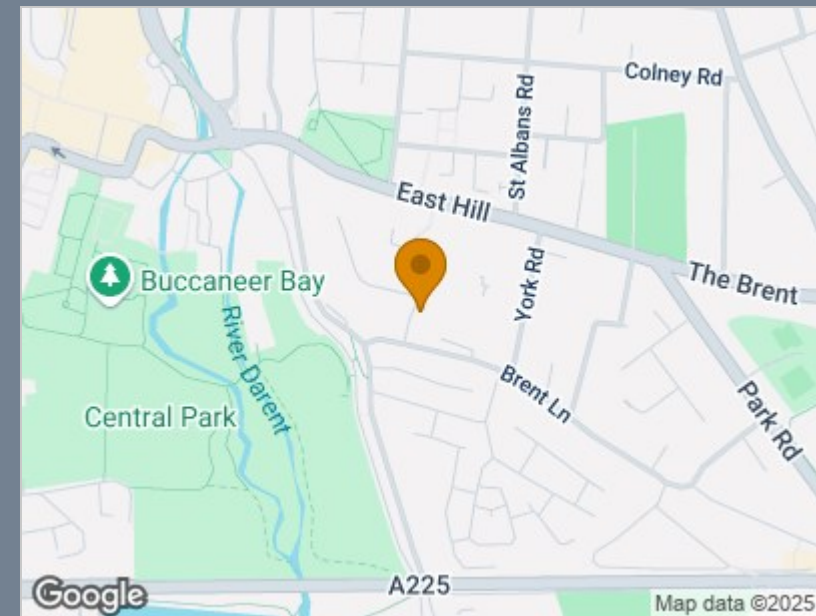


### First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Total area: approx. 88.5 sq. metres (952.8 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 62                      |           |
| (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 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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