



Wentworth Drive, West Dartford, DA1 3NQ  
Guide price £475,000 Freehold

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The Homes Group are delighted to present to the market this very well presented & extended semi-detached house in West Dartford ideally situated for Wentworth Primary & a short walk to the sought after Grammar schools & Crayford Station. The home offers good-sized accommodation throughout including a 25' living/dining room & separate sitting room, a modern 18' kitchen with a number of integrated appliances and on the first floor are the three bedrooms & family bathroom. Externally the home benefits from a good-sized garden, block paved driveway and tandem garage.

### Entrance Porch

### Entrance Hall

### Living/Dining Room

25'1" into bay x 9'10" widening to 10'8" (7.65m into bay x 3.00m widening to 3.25m)

### Sitting Room

10' x 9'1" (3.05m x 2.77m)

### Kitchen

18'8" x 6'5" narrowing to 6'1" (5.69m x 1.96m narrowing to 1.85m)

### Landing

### Bedroom One

13'11" into bay x 10' (4.24m into bay x 3.05m)

### Bedroom Two

11' x 10'5" (3.35m x 3.18m)

### Bedroom Three

8'10" x 6'5" (2.69m x 1.96m)

### Bathroom

7'9" x 6' (2.36m x 1.83m)

### Garage

22'9" x 8' (6.93m x 2.44m)

### Garden

### Driveway

### Tenure - Freehold

### Council Tax - Band D





### Ground Floor

Approx. 54.0 sq. metres (581.7 sq. feet)

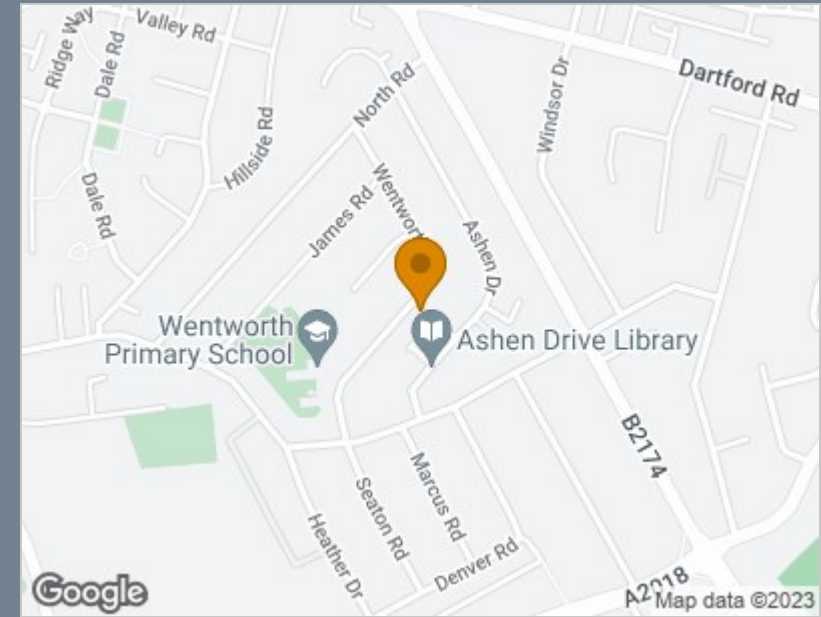


### First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 90.4 sq. metres (973.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D	55		
(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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