



Lonsdale Crescent, Dartford, DA2 6LG
Guide price £425,000



Lonsdale Crescent Dartford, DA2 6LG

- Three Bedroom Semi-Detached
- 16'9 x 7'10 Modern Kitchen
- Driveway for Two Cars
- Close to Darent Valley Hospital
- Two Reception Rooms
- 45' Rear Garden
- Immaculate Condition
- Close to Bluewater

A chance to purchase this extended and immaculately presented three bedroom semi-detached house located on the popular Fleet Estate which is conveniently located for Darent Valley Hospital, Bluewater, both the M25 and A2 motorways and Fleetdown Primary Academy.

The accommodation on the ground floor comprises of an enclosed porch, a 16'9 x 14'5 living room and an impressive 16'9 x 7'10 fitted kitchen that opens into the dining room which has double doors opening out to the garden. On the first floor there are three bedrooms and a modern family bathroom.

The 45' garden to the rear has been landscaped to provide two patio areas and an area of lawn and there is space for two cars to park on the driveway.



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Enclosed Porch

Living Room 16'9 x 14'5 (5.11m x 4.39m)

Kitchen 16'9 x 7'10 (5.11m x 2.39m)

Dining Room 9'8 x 9'6 (2.95m x 2.90m)

Landing

Bedroom One 12'7 x 10'7 (3.84m x 3.23m)

Bedroom Two 10'5 x 9' (3.18m x 2.74m)

Bedroom Three 7' x 6' (2.13m x 1.83m)

Bathroom 7'5 x 5'5 (2.26m x 1.65m)

Rear Garden 45' (13.72m)

Parking for two cars



Tenure - Freehold

Council Tax - Band D

Directions





Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)

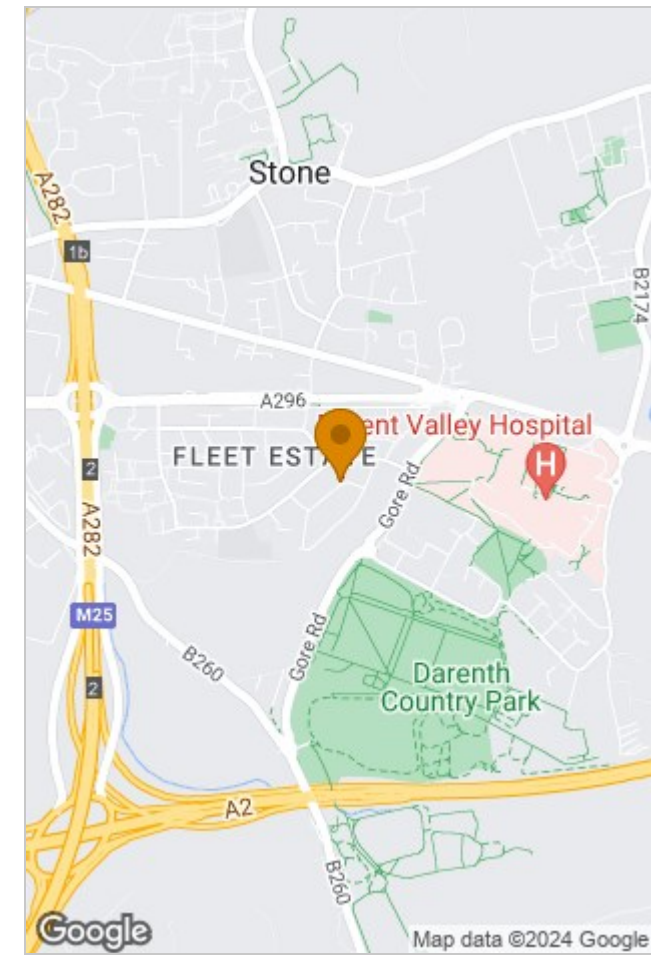


First Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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