



THE  
HOMES  
GROUP



Lombard Street, Dartford, DA4 9DH  
Guide price £450,000 Freehold

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Guide Price £450,000 - £475,000 The Homes Group are delighted to present to the market this rarely available three bedroom semi-detached house located in the popular village of Horton Kirby.

The accommodation comprises of an entrance hall that leads to the 8'2 x 5'9 office / study, and through to the 24'5 x 12'8 living room that in turn leads to the 9'7 x 8' kitchen.

There are three good size bedrooms and a family bathroom with corner bath leading from the first floor landing.

To the rear is a 27' x 25' courtyard style garden and to the front is a 40' south facing lawned garden with patio seating area.

The property also has the benefit of being offered with no forward chain.

#### Entrance Hall

#### Study

8'2 x 5'9 (2.49m x 1.75m)

#### Living Room

24'5 x 12'8 (7.44m x 3.86m)

#### Kitchen

9'7 x 8'6 (2.92m x 2.59m)

#### Landing

9'7 x 7' (2.92m x 2.13m)

#### Bedroom One

13'1 x 12'5 (3.99m x 3.78m)

#### Bedroom Two

12'8 x 11'8 (3.86m x 3.56m)

#### Bedroom Three

9'6 x 8'4 (2.90m x 2.54m)

#### First Floor Bathroom

9'7 x 8'6 (2.92m x 2.59m)

#### Rear Garden

25' (7.62m)

#### Front Garden

40' (12.19m)

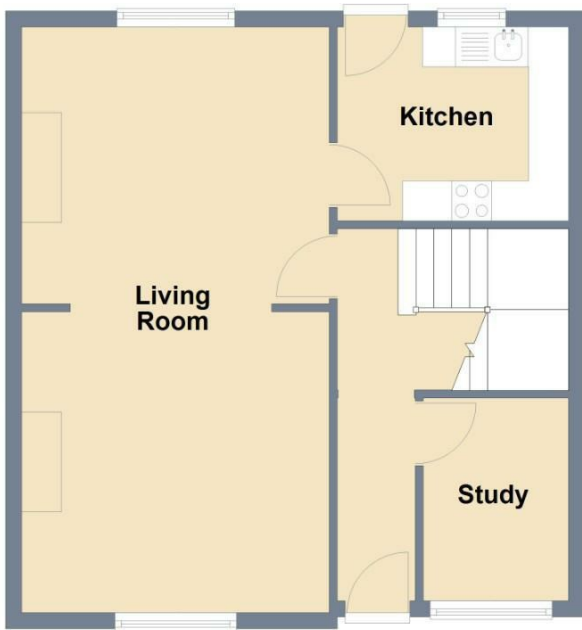
Tenure - Freehold

Council Tax - Band E





**Ground Floor**



**First Floor**



Total area: approx. 100.0 sq. metres (1076.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(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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