



THE
HOMES
GROUP



London Road, Dartford, DA2 6DJ
Guide price £300,000

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This Victorian style two double bedroom house has two living areas, a 100' rear garden, a shower room and bathroom plus it is conveniently within close proximity of The Brent and Gateway Primary Schools and the new Stone Lodge Secondary School.

There porch at the front leads into the living room which in turn leads through to the dining room where there is an under stairs storage cupboard. The kitchen is located through the dining room and has a door leading out into the rear garden plus a door to a handy wet room complete with shower, basin and WC.

Upstairs there are two bedrooms accessed from the landing and the bathroom with free standing bath is located through the rear bedroom.

The rear garden is mainly laid to lawn with a few plants and shrubs and has a large storage shed at the end.



Entrance Porch

Living Room
11'6 x 10'8 (3.51m x 3.25m)

Dining Room
11'6 x 10'8 (3.51m x 3.25m)

Kitchen
12'2 x 7'4 (3.71m x 2.24m)

Shower Room
4'8 x 3' (1.42m x 0.91m)

Landing

Bedroom One
11'6 x 10'8 (3.51m x 3.25m)

Bathroom
8' x 7'5 (2.44m x 2.26m)

Bedroom Two
11'6 x 10'8 (3.51m x 3.25m)

Rear Garden
100' (30.48m)





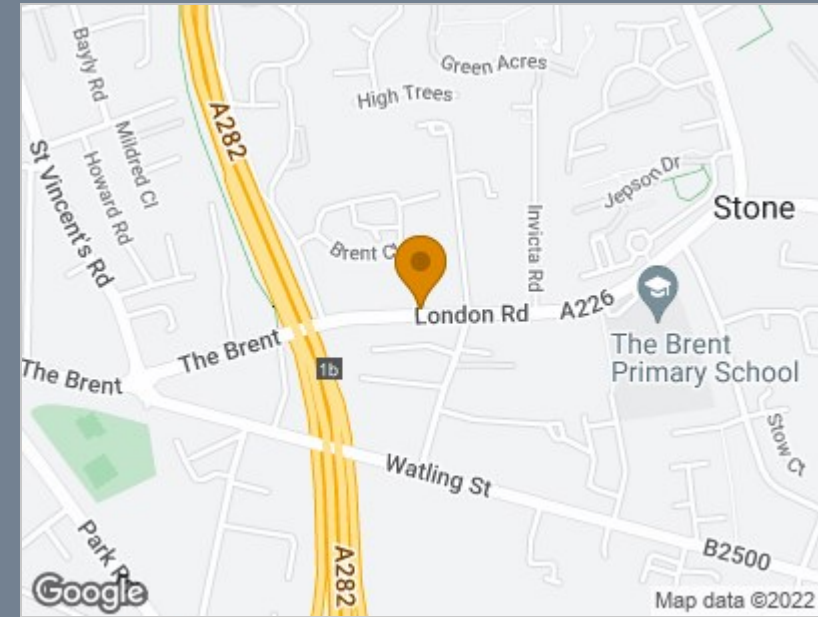
Ground Floor
Approx. 37.9 sq. metres (407.6 sq. feet)



First Floor
Approx. 32.4 sq. metres (348.2 sq. feet)



Total area: approx. 70.2 sq. metres (755.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our 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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