



Joyce Green Lane, Dartford, DA1 5HN  
Guide price £350,000 Freehold



Guide Price £350,000 - £375,000 The Homes Group are delighted to present to the market this three bedroom end of terrace house offered to the market with no chain. The home offers good-sized accommodation throughout and would make the ideal family home. Ideally located for a choice of schools, shops and bus services with Dartford town centre & station are about a 15 minute walk away.

Accommodation comprises of an entrance porch, hall, living room, dining room with door to garden, kitchen leading to lobby with storage facilities, which would make an ideal utility room or home office/study. On the first floor are the three good-sized bedrooms and separate bathroom & toilet.

Viewings available 7 days a week with The Homes Group.

**Entrance Porch**

7'4 x 3'7 (2.24m x 1.09m)

**Entrance Hall**

**Living Room**

13'2 x 11'5 extending to 12'9 (4.01m x 3.48m extending to 3.89m)

**Dining Room**

10'4 x 8'11 (3.15m x 2.72m)

**Kitchen**

10'3 x 8'5 (3.12m x 2.57m)

**Lobby**

**Landing**

**Bedroom One**

11'7 widening to 12'11 x 10'5 (3.53m widening to 3.94m x 3.18m)

**Bedroom Two**

11'4 x 8'11 (3.45m x 2.72m)

**Bedroom Three**

8'8 x 8'5 (2.64m x 2.57m)

**Bathroom**

5'7 x 4'10 (1.70m x 1.47m)

**Separate W.C.**

5'7 x 2'8 (1.70m x 0.81m)

**Garden**

**Tenure - Freehold**

**Council Tax - Band C**





### Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)

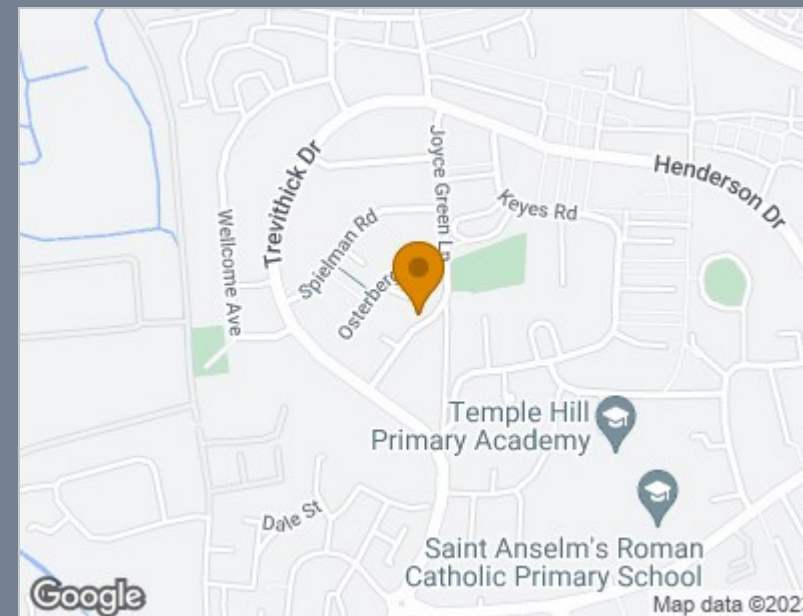


### First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 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>		
(55-68) <b>D</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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