



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)





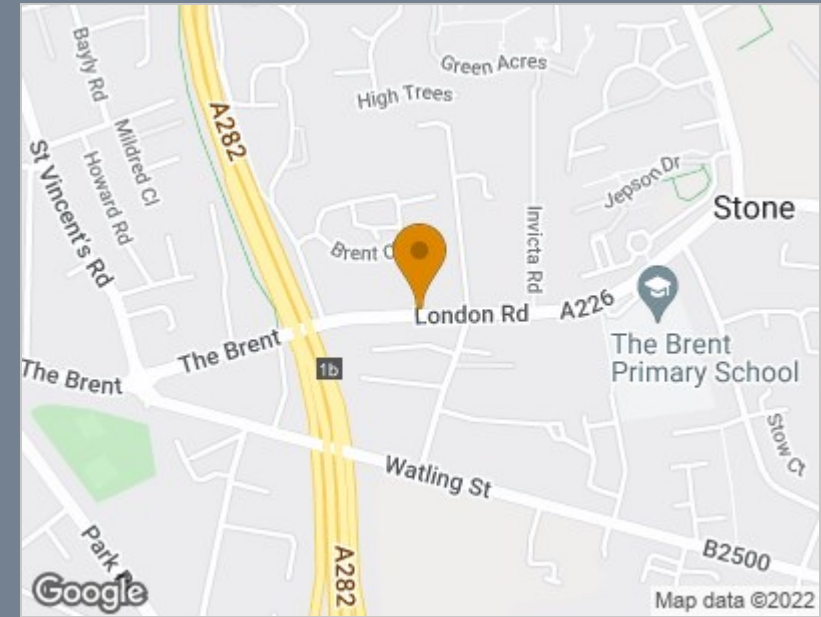
**Ground Floor**  
Approx. 37.9 sq. metres (407.6 sq. feet)



**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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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