



Henderson Drive, Dartford, DA1 5LF
Asking price £400,000 Freehold

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The Homes Group are delighted to offer to the market this three bedroom semi-detached family home located within close proximity of local shops, schools, bus routes and 1.2 miles from Darford Station.

The accommodation comprises of an entrance hall, a living room that is open to the dining room, an 11' x 8'5 kitchen and store room on the ground floor. Upstairs there are three good size bedrooms and the family bathroom.

The South-West facing garden measures 63' in length and has a large area of lawn plus side pedestrian access. The property is offered with no forward chain.

Entrance Hall

12'6 x 6' (3.81m x 1.83m)

Living Room

13' x 12'7 (3.96m x 3.84m)

Dining Room

10'10 x 10' (3.30m x 3.05m)

Kitchen

11' x 9'5 (3.35m x 2.87m)

Store Room

6' x 6' (1.83m x 1.83m)

Landing

9'10 x 6' (3.00m x 1.83m)

Bedroom One

13'4 x 12'7 (4.06m x 3.84m)

Bedroom Two

11'4 x 9'8 to wardrobes (3.45m x 2.95m to wardrobes)

Bedroom Three

9' x 7'10 (2.74m x 2.39m)

Bathroom

Rear Garden

63' (19.20m)

Front Garden

Tenure - Freehold

Council Tax - Band C





Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)

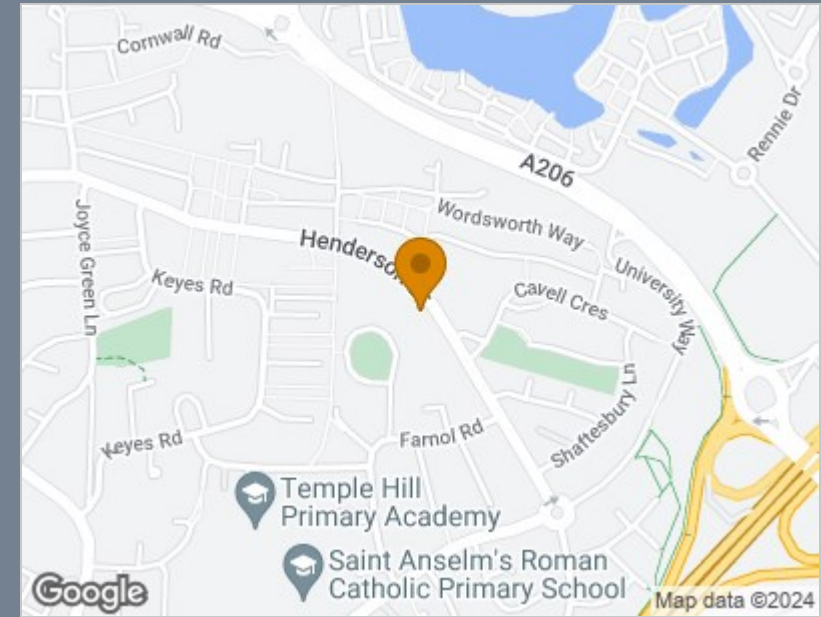


First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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