



Lonsdale Crescent, Dartford, DA2 6LG
Guide price £425,000

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Lonsdale Crescent Dartford, DA2 6LG

- Three Bedroom Semi-Detached
- 16'9 x 7'10 Modern Kitchen
- Driveway for Two Cars
- Close to Darent Valley Hospital
- Two Reception Rooms
- 45' Rear Garden
- Immaculate Condition
- Close to Bluewater

A chance to purchase this extended and immaculately presented three bedroom semi-detached house located on the popular Fleet Estate which is conveniently located for Darent Valley Hospital, Bluewater, both the M25 and A2 motorways and Fleetdown Primary Academy.

The accommodation on the ground floor comprises of an enclosed porch, a 16'9 x 14'5 living room and an impressive 16'9 x 7'10 fitted kitchen that opens into the dining room which has double doors opening out to the garden. On the first floor there are three bedrooms and a modern family bathroom.

The 45' garden to the rear has been landscaped to provide two patio areas and an area of lawn and there is space for two cars to park on the driveway.



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Enclosed Porch

Living Room 16'9 x 14'5 (5.11m x 4.39m)

Kitchen 16'9 x 7'10 (5.11m x 2.39m)

Dining Room 9'8 x 9'6 (2.95m x 2.90m)

Landing

Bedroom One 12'7 x 10'7 (3.84m x 3.23m)

Bedroom Two 10'5 x 9' (3.18m x 2.74m)

Bedroom Three 7' x 6' (2.13m x 1.83m)

Bathroom 7'5 x 5'5 (2.26m x 1.65m)

Rear Garden 45' (13.72m)

Parking for two cars



Tenure - Freehold

Council Tax - Band D

Directions





Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)

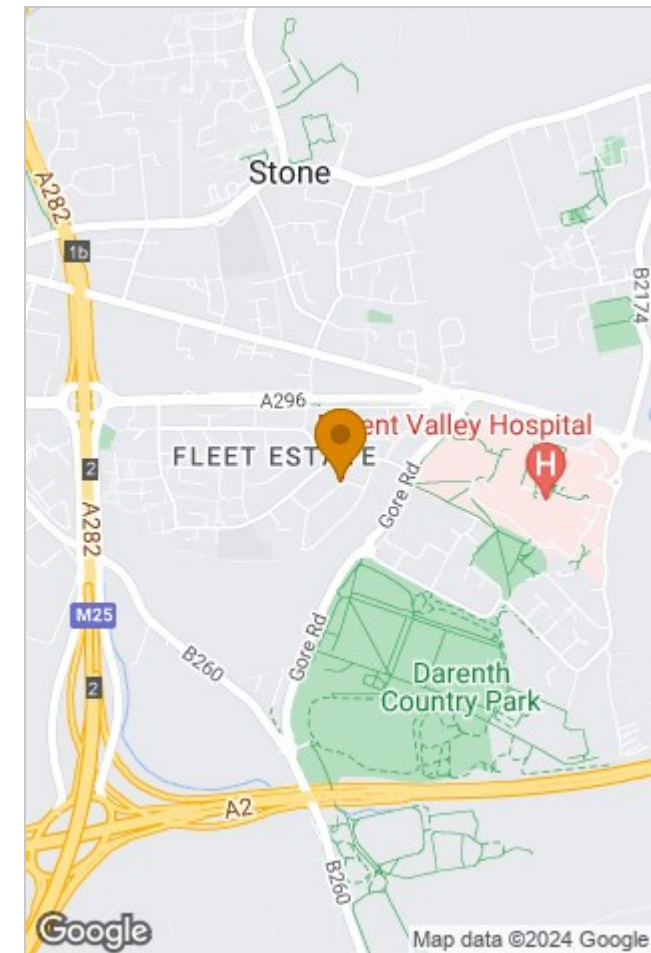


First Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 80.4 sq. metres (865.6 sq. feet)



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		84			
		65			
England & Wales		EU Directive 2002/91/EC		England & Wales	
		EU Directive 2002/91/EC			

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.