



**Francis Road, Dartford, DA1 5AR**  
**Guide price £325,000 Freehold**



The Homes Group are delighted to present to the market this chain free three bedroom house located within a short walk of Dartford Station & Town Centre. The accommodation comprises of an entrance porch, hall, a 24' x 11'6 living room which is open to the 7'9 x 6'6 kitchen with two double bedrooms, single third and bathroom on the first floor. Externally is a 30' garden to the rear.

#### **Enclosed Porch**

#### **Entrance Hall**

#### **Living Room**

24' x 11'6 (7.32m x 3.51m)

#### **Kitchen**

7'9 x 6'6 (2.36m x 1.98m)

#### **Landing**

#### **Bedroom One**

13' x 9'8 (3.96m x 2.95m)

#### **Bedroom Two**

11' x 8'1 to wardrobes (3.35m x 2.46m to wardrobes)

#### **Bedroom Three**

8' x 6'3 (2.44m x 1.91m)

#### **Bathroom**

#### **Rear Garden**

30' (9.14m)

#### **Tenure - Freehold**

#### **Council Tax Band - C**





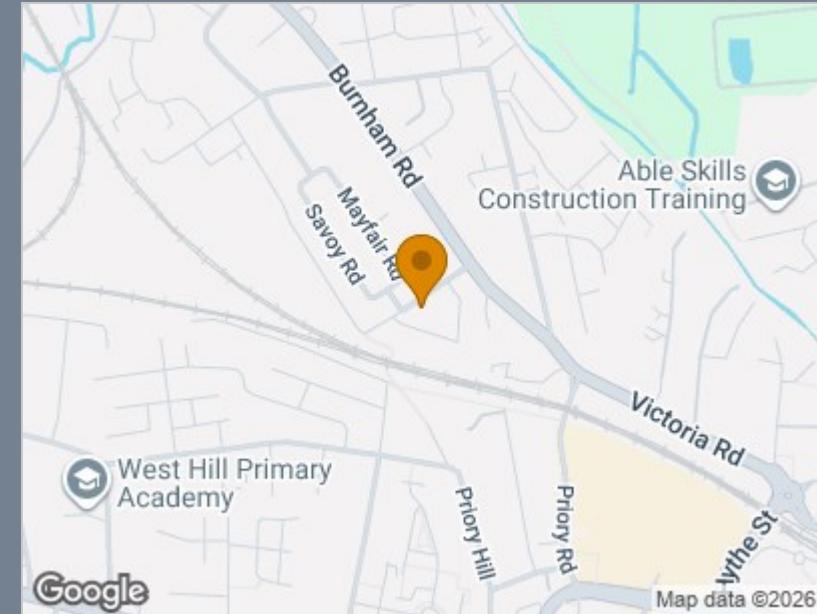
## Ground Floor



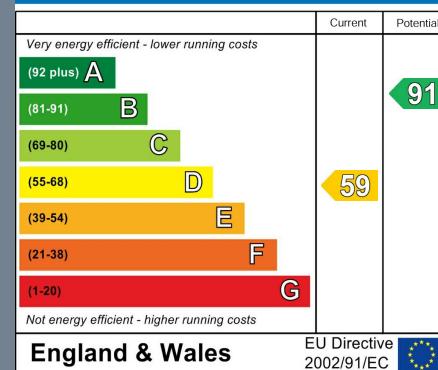
## First Floor



Total area: approx. 70.9 sq. metres (762.8 sq. feet)



### Energy Efficiency Rating



### 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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