



Medway Road, Dartford, DA1 4PW  
Guide price £325,000

Guide Price £325,000 - £350,000.  
The Homes Group are delighted to offer to the market this chain free, extended three bedroom, semi-detached, chalet style family home in Crayford. The property has been extended to the rear to provide an additional 14'1 dining room to the already impressive 22'4 through lounge. The kitchen is accessed via both reception rooms and the the entrance hall provides access to the refitted ground floor bathroom and stairs to the first floor where the three bedrooms are located.

To the rear is a 45' South facing garden with patio area, garden shed and vehicle access via the shared driveway to the side. There is block paved parking for at least two cars to the front.

### Entrance Hallway

### Lounge

22'4 x 10'2 (6.81m x 3.10m)

### Kitchen

8'4 x 6'7 (2.54m x 2.01m)

### Dining Room

14'1 x 13'4 (4.29m x 4.06m)

### Ground Floor Bathroom

7'7 x 5'5 (2.31m x 1.65m)

### Landing

### Bedroom One

11'3 x 9'10 (3.43m x 3.00m)

### Bedroom Two

11'9 x 7'10 (3.58m x 2.39m)

### Bedroom Three

8'7 x 8' (2.62m x 2.44m)

### Garden

45' (13.72m)

### Driveway to front





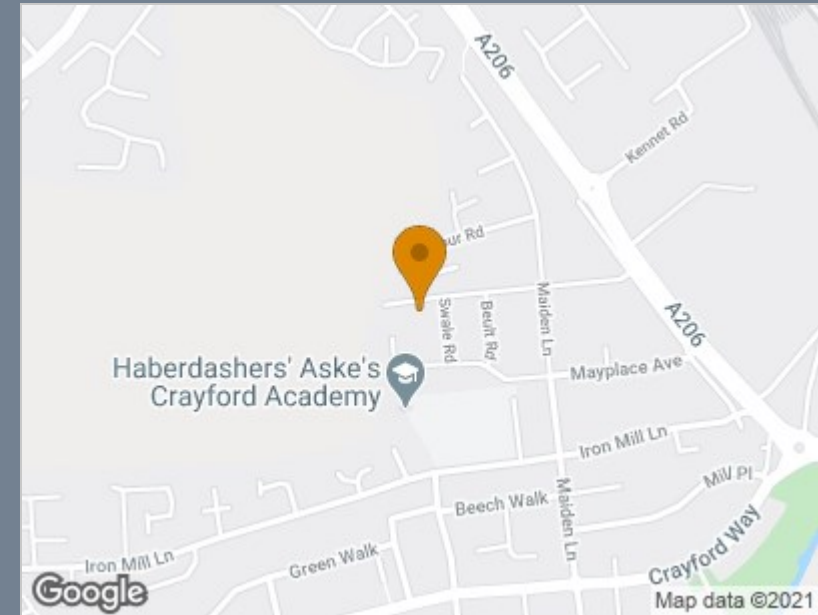
**Ground Floor**  
Approx. 52.6 sq. metres (566.7 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (342.8 sq. feet)



Total area: approx. 84.5 sq. metres (909.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>47</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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