



Lonsdale Crescent, Dartford, DA2 6LG  
Guide price £400,000 Freehold

 3  1  2  D

Guide Price £400,000 - £425,000. 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.

#### 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**





### Ground Floor

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

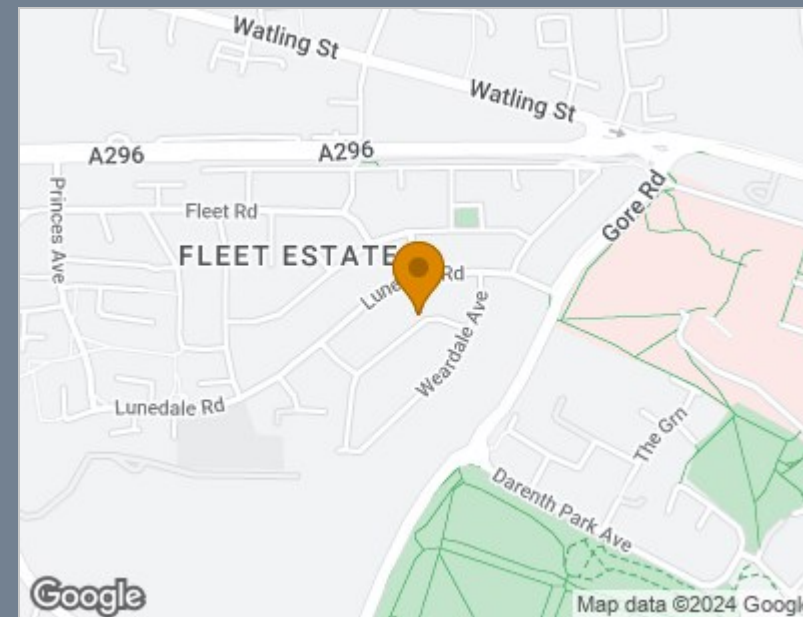


### First Floor

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



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.