



Cowdrey Court, Dartford, DA1 2PL  
Guide price £400,000



Guide Price £400,000 - £425,000. A fantastic opportunity to purchase this well presented three double bedroom, two bathroom family home located in a quiet close conveniently located for the Grammar Schools in West Dartford.

The Accommodation comprises of a 15'6 x 9'8 Kitchen/Diner and a 11'7 x 9'1 office/study on the ground floor, the 16'2 x 15'7 lounge, third bedroom and family bathroom are on the first floor with the 15'7 x 15'1 master bedroom, second bedroom and shower room located on the second floor.

To the rear is a landscaped courtyard style garden plus a 11'7 x 11'6 summerhouse which has power and light. There is a driveway to the front for two cars plus a large storage room which formed part of the garage.

Please also note that the owner of this property are a relative of a member of staff at The Homes Group.

#### **Entrance Hall**

14'2 x 5'10 (4.32m x 1.78m)

#### **Office/Study**

11'7 x 9'1 (3.53m x 2.77m)

#### **Kitchen/Diner**

15'6 x 9'8 (4.72m x 2.95m)

#### **First Floor Landing**

##### **Living Room**

16'2 x 15'7 (4.93m x 4.75m)

##### **Bedroom Three**

9'5 x 9'2 narrowing to 6'7 (2.87m x 2.79m narrowing to 2.01m)

##### **Bathroom**

8'8 x 6' (2.64m x 1.83m)

#### **Second Floor Landing**

##### **Master Bedroom**

15'7 x 15'1 narrowing to 12'1 (4.75m x 4.60m narrowing to 3.68m)

##### **Bedroom Two**

11'5 x 9'1 narrowing to 6'8 (3.48m x 2.77m narrowing to 2.03m)

##### **Shower Room**

8'8 x 6'6 (2.64m x 1.98m)

#### **Rear Garden**

##### **Summerhouse/Log Cabin**

11'7 x 11'6 (3.53m x 3.51m)

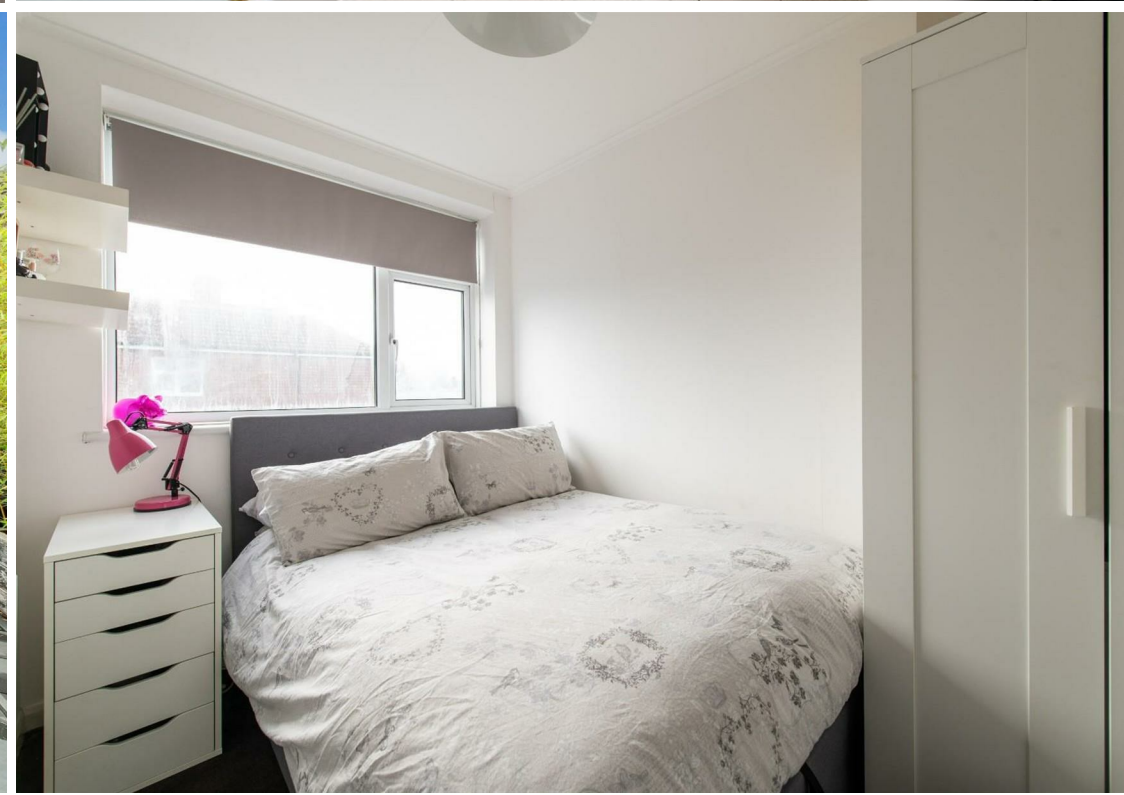
#### **Driveway**

#### **Storage Room**

#### **Tenure - Freehold**

#### **Council Tax - Band D**





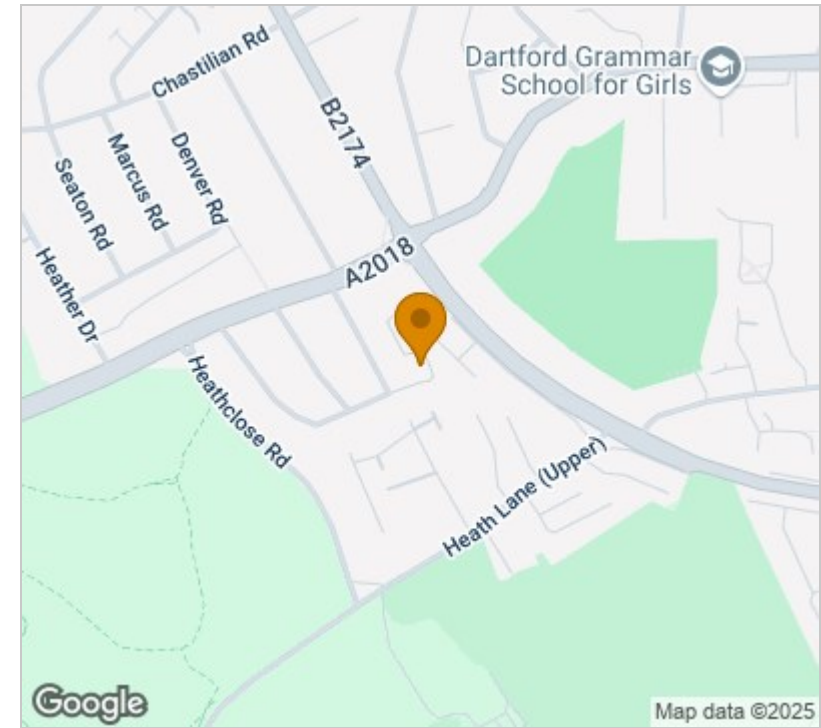


Total area: approx. 111.9 sq. metres (1204.8 sq. feet)

### Viewing

Please contact our 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>69</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	