



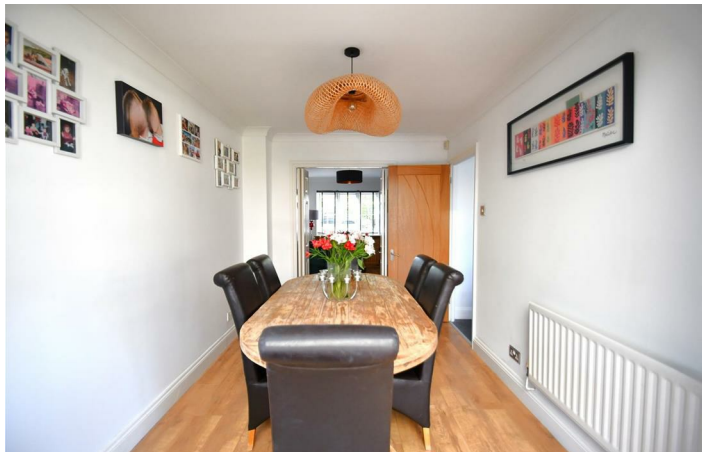
Taylor Row, Dartford
Asking Price £775,000 Freehold

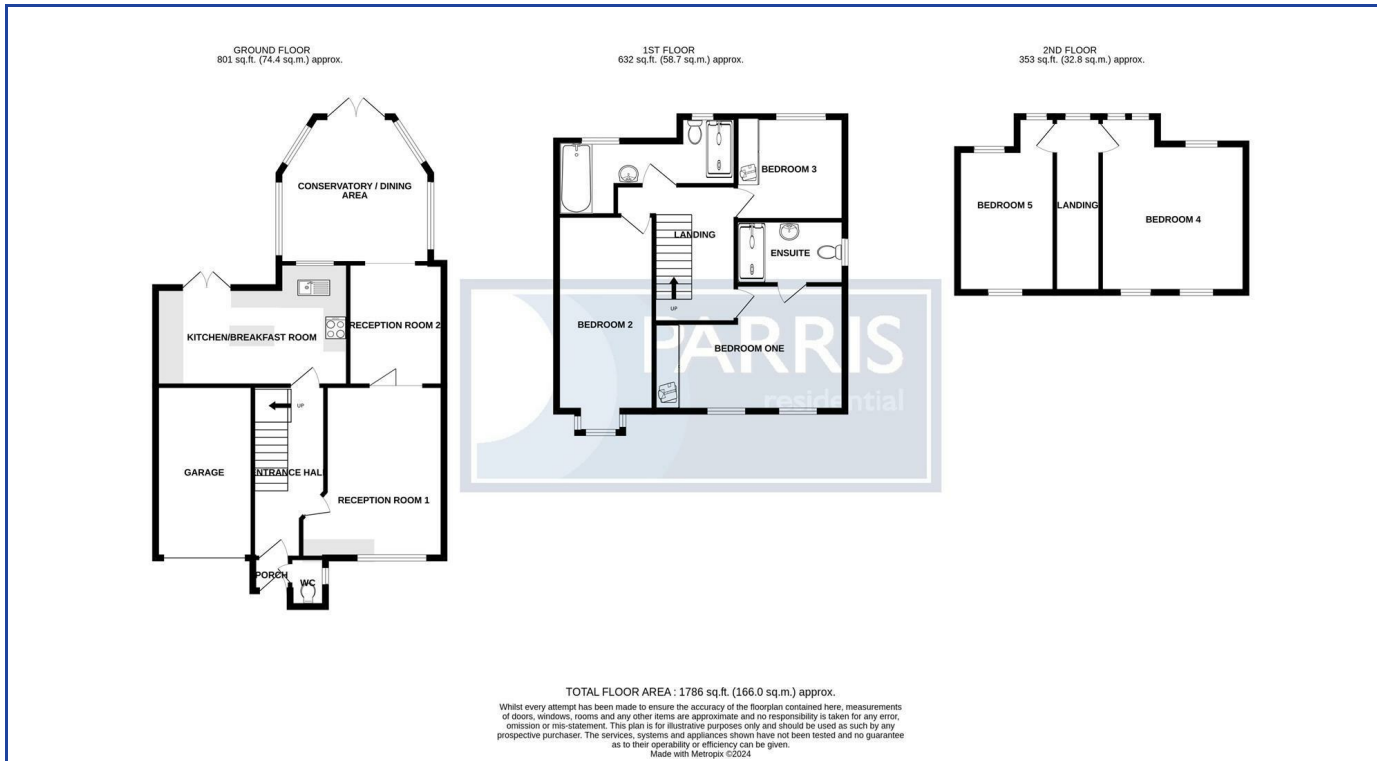


We are delighted to offer this extended five bedroom detached family home, located in a much sought after development of detached properties just a short walk from popular local schools including Wilmington Grammar.

The property offers ample space and is well presented throughout with accommodation comprising of entrance hall, two reception rooms, conservatory/dining area, fitted kitchen/breakfast room, ground floor w.c and integral garage. To the first floor is the family bathroom along with three double bedrooms, the master bedroom benefits from a modern ensuite shower room. A further two double bedrooms can be found on the second floor. Additional benefits include double glazing, gas central heating, off street parking. Viewing is highly recommended

Freehold | EPC rating : D | Council Tax : Dartford F band | The property is subject to a yearly service charge of £200.00 per year. The management company is run by the residents of the development to maintain communal grass areas and the trees on the development.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		68	EU Directive 2002/91/EC



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



Entrance Hall

Reception 1 14'8 12'4 (4.47m x 3.76m)

Reception 2 10'9 x 8'4 (3.28m x 2.54m)

Kitchen / Breakfast Room 16'10 x 10'8 (5.13m x 3.25m)

Conservatory 12'10 x 12'9 (3.91m x 3.89m)

Ground floor WC

Landing

Bedroom One 16'2 x 10'10 (4.93m x 3.30m)

Ensuite Shower Room

Bedroom Two 19'1 x 8'0 (5.82m x 2.44m)

Bedroom Three 9'6 x 9'5 (2.90m x 2.87m)

Family Bathroom

2nd Floor Landing

Bedroom Four 15'4 x 12'8 (4.67m x 3.86m)

Bedroom Five (2nd floor) 15'4 x 8'9 (4.67m x 2.67m)

Garden approx 55' x 34' (approx 16.76m x 10.36m)

Off Street Parking

Garage 15'0 x 8'6 (4.57m x 2.59m)

Off Street Parking



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