



Great Queen Street, Dartford, DA1 1TW  
Guide price £375,000 - £400,000 Freehold



Guide Price £375,000 - £400,000. The Homes Group are delighted to offer to the market this extended three bedroom, two bathroom family home with off road parking that is located within close proximity of Dartford Train Station and Town Centre.

The property has been extended to the rear to create a larger kitchen, a third reception room, a 16' x 10' Conservatory and shower room. The accommodation now comprises of an enclosed porch, entrance hall, 11'8 x 10'10 living room which is open to the 10'4 x 10' dining room which in turn has double doors into the 10'1 x 9'4 third reception room. From the 16' x 5'7 kitchen there is a door into the conservatory which leads out to the garden and has a door to the handy shower room.

On the first floor there are three bedrooms and a family bathroom. The garden has a shed and rear pedestrian access plus there is space for two cars to park at the front of the property.

**Enclosed Porch**

5'4 x 4'7 (1.63m x 1.40m)

**Entrance Hall**

**Living Room**

11'8 x 10'10 (3.56m x 3.30m)

**Dining Room**

10'4 x 10' (3.15m x 3.05m)

**Third Reception Room**

10'1 x 9'4 (3.07m x 2.84m)

**Kitchen**

16' x 5'7 (4.88m x 1.70m)

**Conservatory**

16' x 10'1 (4.88m x 3.07m)

**Shower Room**

**Landing**

**Bedroom One**

11'8 x 8'2 to wardrobes (3.56m x 2.49m to wardrobes)

**Bedroom Two**

11' x 10' (3.35m x 3.05m)

**Bedroom Three**

8' x 5'9 (2.44m x 1.75m)

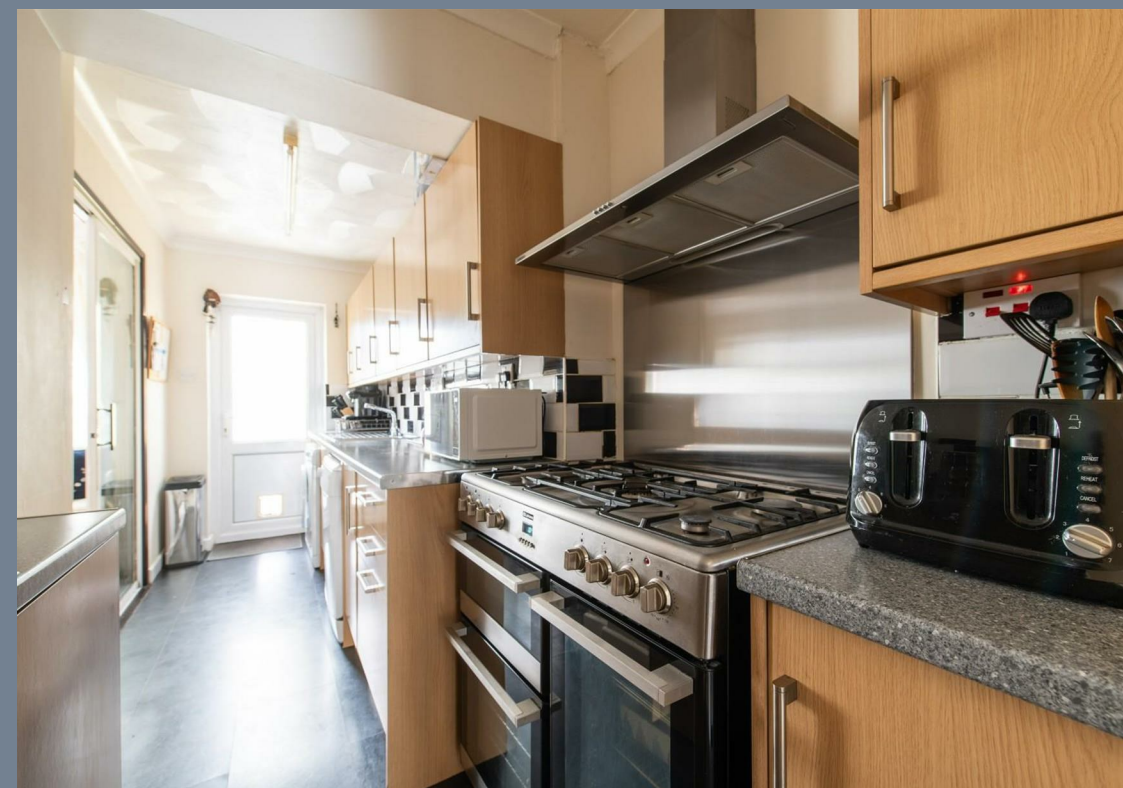
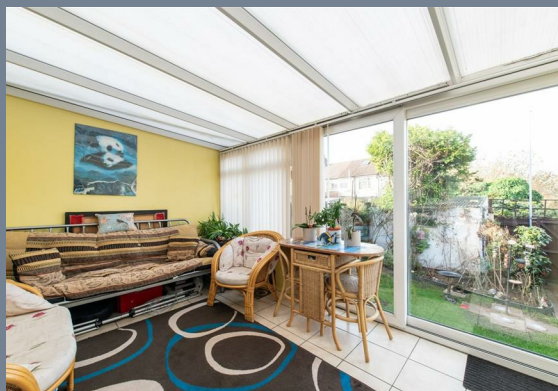
**Bathroom**

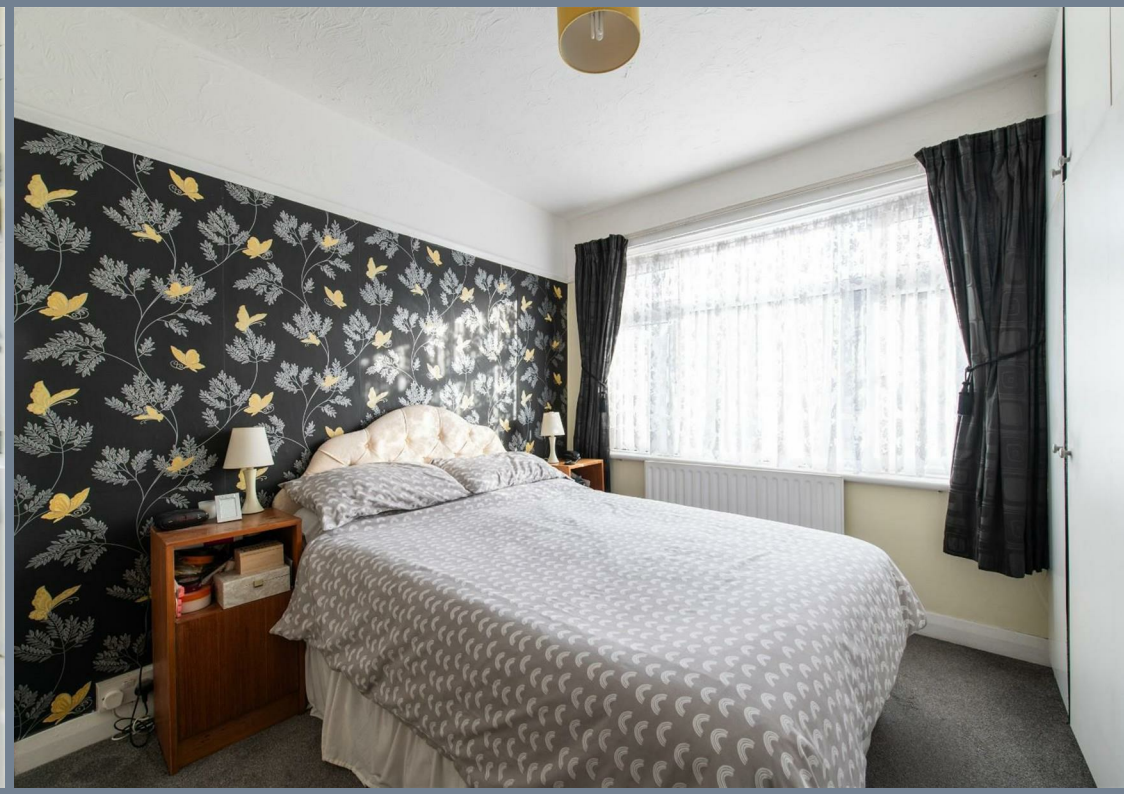
**Rear Garden**

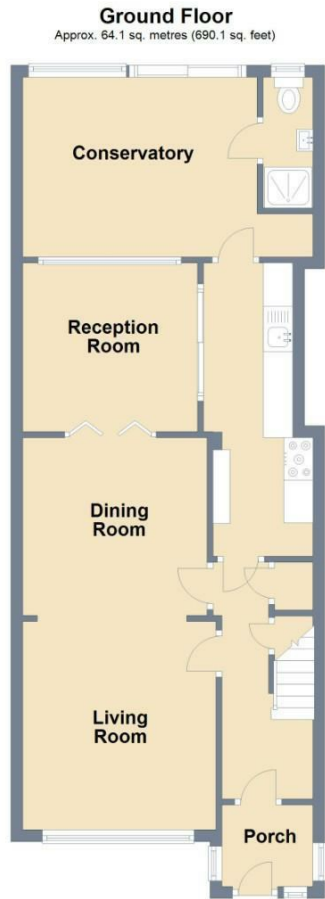
**Off Street Parking**

**Tenure - Freehold**

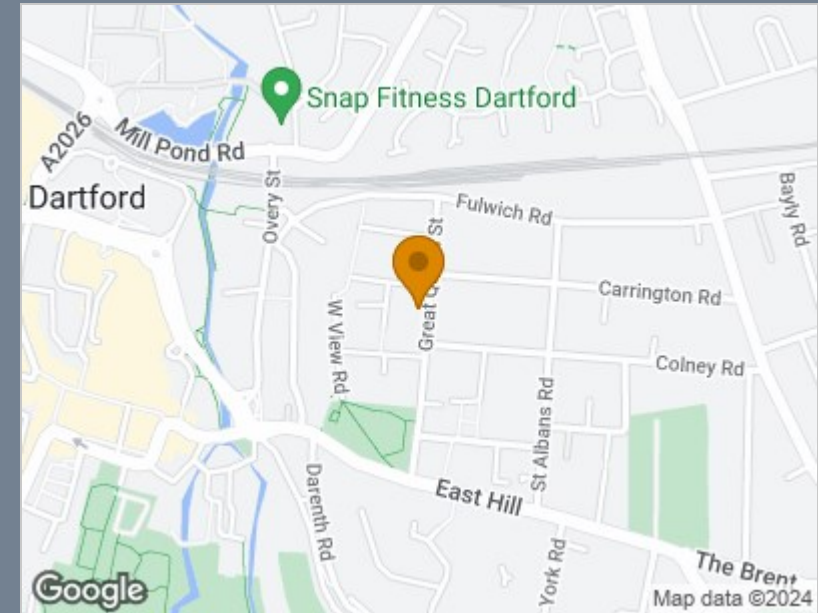
**Council Tax - Band C**







Total area: approx. 97.3 sq. metres (1047.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</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.

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