



THE
HOMES
GROUP



Rectory Close, Dartford, DA1 4RP
Guide price £425,000 Freehold

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The Homes Group are delighted to offer to the market this three bedroom semi detached family home located in a popular close within close proximity of Crayford Town Centre shops, amenities, transport links and local primary and secondary schools.

The accommodation comprises of a porch, entrance hall, a 27' x 11'7 through lounge, a 10' kitchen plus three bedrooms and a family bathroom on the first floor. The house also benefits from a full height basement which could have a number of uses.

The 100' garden to the rear is laid out over four tiers plus there is a private driveway to the front for parking and there is a garage to the rear of the house which is accessed via the shared driveway to the side.

Enclosed Porch

Entrance Hall

Living Room
27' x 11'7 (8.23m x 3.53m)

Kitchen
10' x 7'5 (3.05m x 2.26m)

Basement Area

Landing
8'7 x 7'1 (2.62m x 2.16m)

Bedroom One
14' x 8'7 to wardrobes (4.27m x 2.62m to wardrobes)

Bedroom Two
13' x 10'6 (3.96m x 3.20m)

Bedroom Three
9'3 x 7'1 (2.82m x 2.16m)

Bathroom
7'1 x 7'1 (2.16m x 2.16m)

Rear Garden
100' (30.48m)

Garage to Side

Front Driveway

Tenure - Freehold

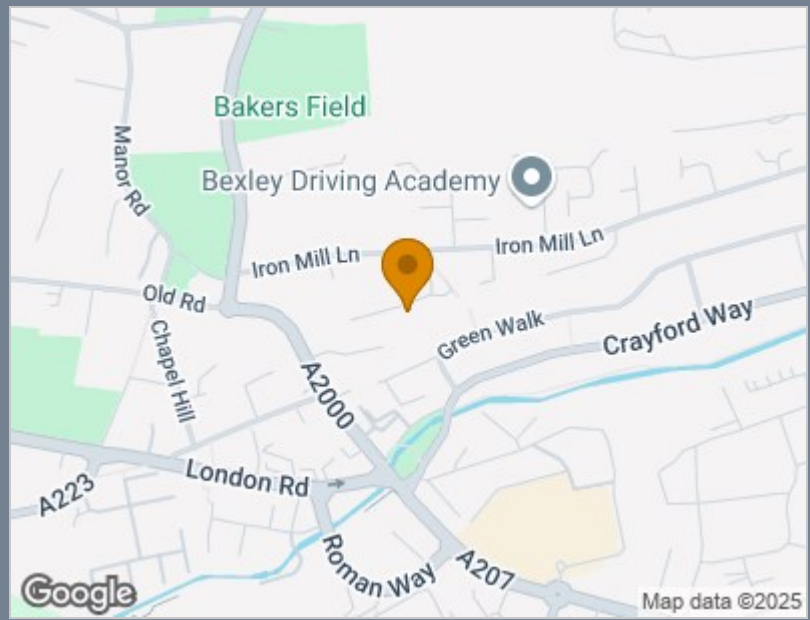
Council Tax - Band D







Total area: approx. 84.1 sq. metres (905.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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