



Stanham Road, Dartford, DA1 3AN
Guide price £500,000 Freehold

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The Homes Group are delighted to offer to the market this CHAIN FREE, extended four bedroom semi-detached house located in a popular road in West Dartford situated within close proximity of Dartford Grammar Schools and West Hill Primary School.

The accommodation on the ground floor comprises of an entrance hall, a 13'9 x 12'1 living room, a 13'9 x 12'1 dining room, a 10'4 x 8'1 kitchen, family bathroom and the 10'4 x 7'8 fourth bedroom. On the first floor there are three bedrooms including the 17' x 11'6 extended main bedroom.

To the rear there is a 90' garden and there is a driveway for at least one car to the front.

Entrance Hall

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

Living Room

13'9 x 12'1 (4.19m x 3.68m)

Dining Room

13'9 x 12'1 (4.19m x 3.68m)

Kitchen

10'4 x 8'1 (3.15m x 2.46m)

Ground Floor Bathroom

7'6 x 7'1 (2.29m x 2.16m)

Bedroom Four

10'4 x 7'8 (3.15m x 2.34m)

Landing

8' x 6'5 (2.44m x 1.96m)

Bedroom One

17' x 11'6 (5.18m x 3.51m)

Bedroom Two

12'1 x 10'4 (3.68m x 3.15m)

Bedroom Three

10'7 x 8' (3.23m x 2.44m)

Rear Garden

90' (27.43m)

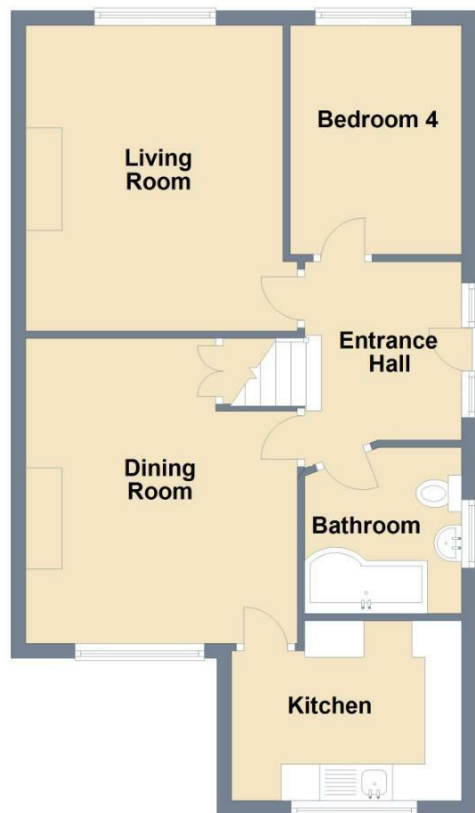
Tenure - Freehold

Council Tax - Band E





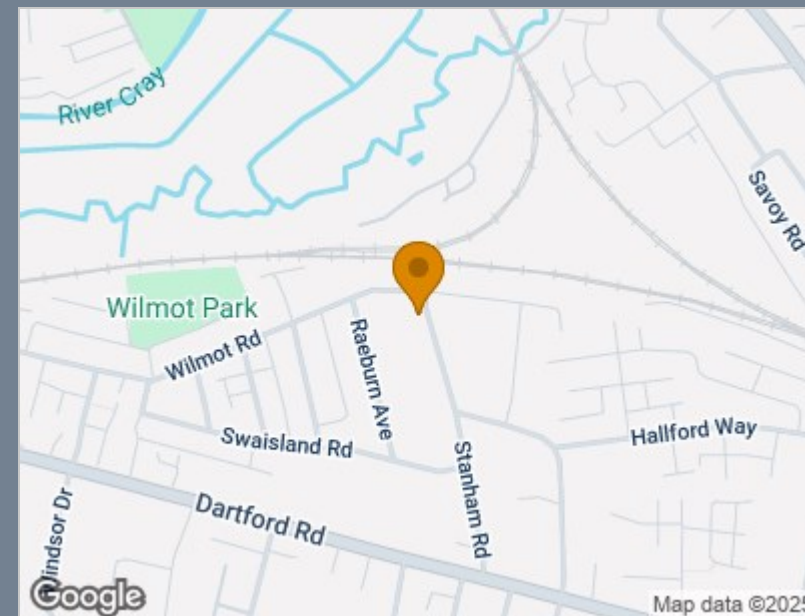
Ground Floor
Approx. 57.4 sq. metres (617.9 sq. feet)



First Floor
Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 100.6 sq. metres (1082.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(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.

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